

PLACES TO GROW

BETTER CHOICES. BRIGHTER FUTURE.

Proposed Final Built Boundary for the Growth Plan for the Greater Golden Horseshoe, 2006

Technical Paper

Fall 2007

Prepared by

Ontario Growth Secretariat

Ministry of Public Infrastructure Renewal

 Ontario

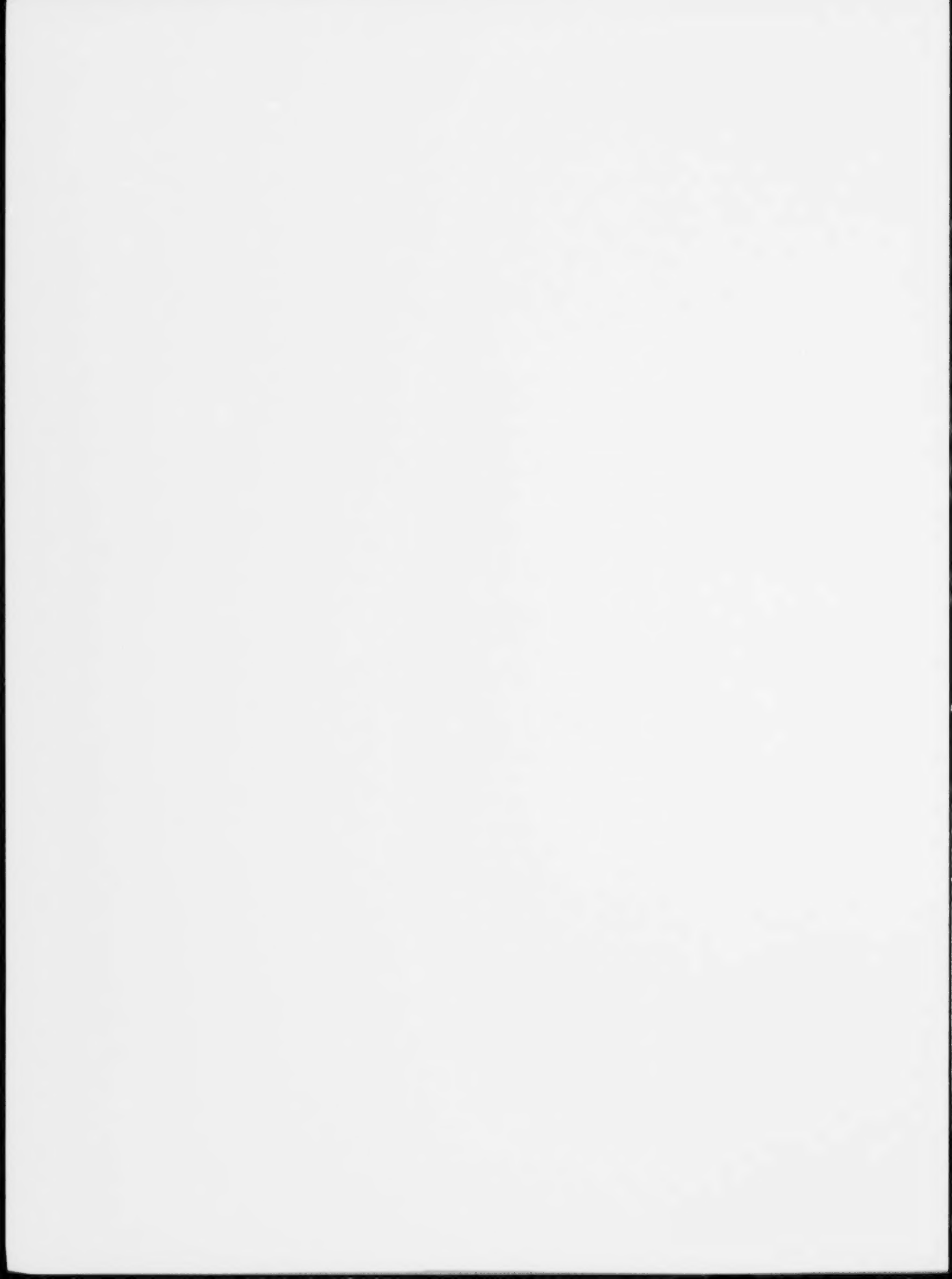


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Terms and Definitions

The terms "brownfield sites", "built-up area", "built boundary", "density target", "designated greenfield area", "Greater Golden Horseshoe", "greyfields", "intensification", "intensification target", "redevelopment", "settlement areas", and "urban growth centres" are used in this document with the same meaning and definition as in the *Growth Plan for the Greater Golden Horseshoe, 2006*. For convenience, these definitions have been reproduced in Section 5 of this document.

Notes on Maps and Illustrations

The information displayed in illustrations and base maps in this document has been compiled from various sources, may not accurately reflect approved land-use and planning boundaries, may not be to scale, and may be out of date. The Province of Ontario assumes no responsibility or liability for any consequences of any use made of these illustrations and maps.

First Nations reserve lands are not subject to Ontario's land use planning system and First Nations reserve lands are not in the Growth Plan area.

SECTION 1.

Introduction

Places to Grow - The Growth Plan for the Greater Golden Horseshoe

On June 16, 2006, the Government of Ontario released the *Growth Plan for the Greater Golden Horseshoe, 2006*. It was prepared under the Places to Grow Act, 2005, as part of the Places to Grow initiative to plan for healthy and prosperous growth throughout Ontario. *The Growth Plan for the Greater Golden Horseshoe, 2006* can be found at www.ontario.ca/placestogrow.

Figure 1 below shows the extent of the Greater Golden Horseshoe Growth Plan Area.



Figure 1: The Greater Golden Horseshoe (Source: Schedule 1, the *Growth Plan for the Greater Golden Horseshoe, 2006*).

The Growth Plan for the Greater Golden Horseshoe, 2006 aims to:

- Revitalize downtowns to become vibrant centres;
- Create complete communities that offer more options for living, working, shopping and playing;
- Provide greater choice in housing types to meet the needs of people at all stages of life;
- Curb sprawl and protect farmland and green spaces; and
- Reduce traffic gridlock by improving access to a greater range of transportation choices.

The Built Boundary and the Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe, 2006 supports the creation of compact, mixed-use and transit-supportive communities. It requires municipalities to accommodate a significant portion of future residential and employment growth through intensification.

Intensification is the development of a property, site or area at a higher density than currently exists through:

- redevelopment, including the reuse of brownfield sites;
- the development of vacant and/or underutilized lots within previously developed areas;
- infill development; or
- the expansion or conversion of existing buildings.

Intensification yields many benefits, such as:

- providing a wider range of housing choices closer to amenities such as shopping and schools, which in turn increases convenience and reduces the amount of time spent traveling between destinations;
- revitalizing neighbourhoods and downtowns;
- making more efficient use of existing infrastructure;
- supporting more frequent transit service; and
- reducing development pressures on valuable agricultural lands and important natural spaces.

Figures 2a and 2b illustrate the transformation of a hypothetical site in a downtown through intensification. Through the addition of a few mid- and low-rise buildings on vacant sites, and pedestrian-oriented landscaping and paving, the example below is revitalized and transformed into a more compact, vibrant and complete community.



Figure 2a: Before.



Figure 2b: After.

A key policy in the Growth Plan is the establishment of an intensification target, which specifies that by 2015 and each year thereafter, a minimum of 40 per cent of new residential development will occur within the built-up areas of each upper- or single-tier municipality [Growth Plan Policy 2.2.3.1]. The intensification target is a minimum target and municipalities are encouraged to plan for higher densities in built-up areas. Municipalities, through their intensification strategies, will identify areas appropriate for intensification within their built boundary.

Built-up areas are defined as the lands within the built boundary. They are those parts of a community's settlement area that are already developed. Since a municipality may contain one or more settlement areas, the built boundary for a municipality may be made up of one or more built-up areas.

This paper outlines the methodology to delineate the built boundary, and provides maps of the proposed final built boundary for each single- and upper-tier municipality in the Greater Golden Horseshoe for use in implementing the *Growth Plan for the Greater Golden Horseshoe, 2006*.

Figure 3 below illustrates the Growth Plan definitions and terminology relevant to the built boundary.

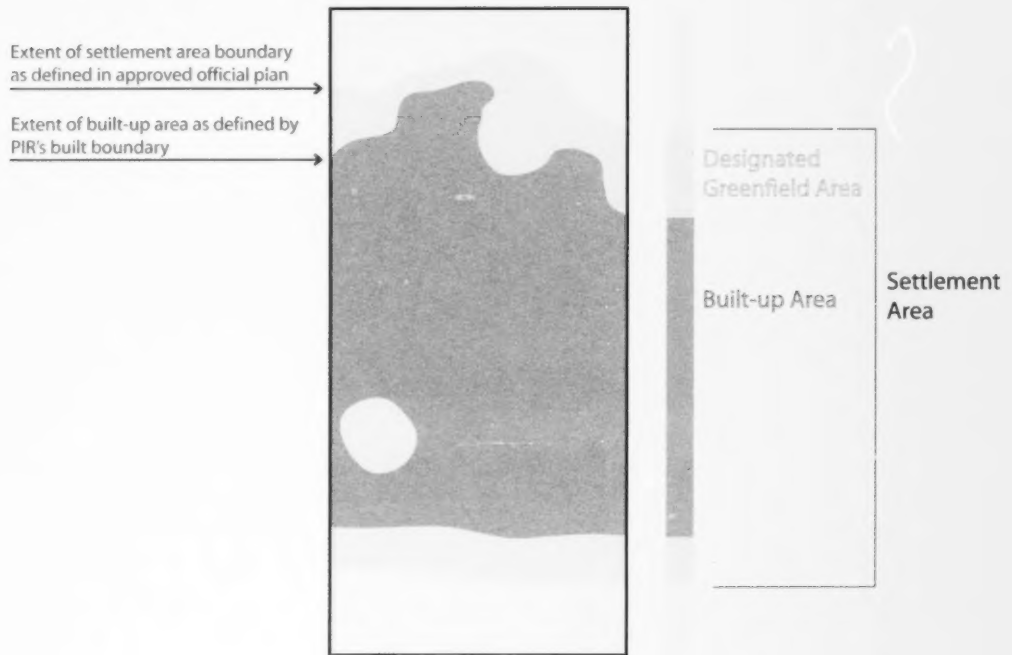


Figure 3: Definitions and terminology relevant to the built boundary.

The built boundary is fixed in time for the purposes of implementing and monitoring a number of key policies of the Growth Plan. Residential development occurring within the built boundary will be counted towards achievement of the intensification target. The Province and municipalities will be able to measure the achievement of the Growth Plan's intensification and designated greenfield area policies, assess municipal land needs, as well as monitor the implementation and effectiveness of the objectives of the Growth Plan in building more complete, transit-supportive, vibrant and diverse communities and maximizing the use of existing infrastructure.

It is important to emphasize that the built boundary is not a land-use designation and the delineation of the built boundary will not confer any new land-use designations, nor alter existing land-use designations. Any development on lands within the built boundary is still subject to the relevant provincial and municipal land-use planning policies and approval processes.

The inclusion of lands within the built boundary does not necessarily mean that these lands will be developed or built upon. For example, the inclusion of a municipal park that is in its final form and within the built-up area does not imply that it will be redeveloped. Similarly existing stable neighbourhoods within the built-up area might

not be a focus for intensification. While the intensification target applies to residential development, this does not support the conversion of employment lands, parks or other protected spaces within the built-up area for residential uses. The Growth Plan requires a mix of uses in urban areas.

The built boundary, by definition identifies the built-up area. Lands that lie outside the built boundary but are within the settlement area are subject to the Growth Plan's designated greenfield area policies, including the designated greenfield area density target. The settlement area boundary is defined by the respective municipal official plan. The Growth Plan's minimum density target for designated greenfield areas will be measured over the entire designated greenfield area of each upper- or single-tier municipality, and not on individual plans of subdivision.

Developing a Built Boundary for the Greater Golden Horseshoe

The Growth Plan defines the built boundary as "the limits of the developed urban area as defined by the Minister of Public Infrastructure Renewal in accordance with Policy 2.2.3.5". Policy 2.2.3.5 of the Growth Plan states that the Minister, in consultation with affected municipalities will verify and delineate the built boundary.

Between 2005-2007, the Ministry of Public Infrastructure Renewal (PIR) reviewed existing methodologies and available data sources, and developed an innovative methodology to verify and delineate the built boundary for the Greater Golden Horseshoe.

In November 2006, PIR released the *Technical Paper on a Proposed Methodology for Developing a Built Boundary for the Greater Golden Horseshoe*. That paper described four proposed steps to delineate the built boundary, and applied the first three steps of the methodology to generate grid-cell mapping of the approximate built-up areas in the Greater Golden Horseshoe.

The Ministry received numerous submissions and comments on the proposed methodology. Based on the input received, the methodology has been finalized. Steps 1, 2, and 3 have not been modified and while they are summarized in this paper for reference, a full description of Steps 1, 2, and 3 can be found in the November 2006 paper on the Places to Grow website at www.ontario.ca/placestogrow. Step 4, which involves a series of rules to refine the grid-cell mapping, has been modified and finalized and is described in its entirety in Section 2.

In late 2006, PIR began refining the grid-cell mapping. A preliminary draft built boundary was derived using data from the Ontario Parcel Alliance (OPA) and the

Municipal Property Assessment Corporation (MPAC) for year end 2005, as well as datasets maintained by Land Information Ontario. The datasets obtained by PIR contain only land-use and parcel number information and do not contain any confidential, personal or financial information. For a detailed description of some of the datasets used, please refer to Appendix 3 of the *Technical Paper on a Proposed Methodology for Developing a Built Boundary for the Greater Golden Horseshoe*.

Working from the preliminary draft built boundary, PIR verified the underlying data and assumptions with all municipalities in the Greater Golden Horseshoe in the winter and spring of 2007. Feedback and advice from municipalities based on their local, expert knowledge, was used to refine the preliminary draft built boundary and delineate the proposed final built boundary, which is presented in Section 3 of this paper.

The Proposed Final Built Boundary

The proposed final built boundary is being released for use in implementing the *Growth Plan for the Greater Golden Horseshoe, 2006*. Any refinements required to the proposed final built boundary should be brought to the attention of the Ministry of Public Infrastructure Renewal at the address provided in Section 4 of this paper.

A final built boundary as well as the full methodology will be released once all necessary refinements are complete. Once issued, the final built boundary must be used in implementing the Growth Plan.

SECTION 2.

Methodology to Define the Built Boundary for the Greater Golden Horseshoe

Steps 1, 2, and 3: Identifying Built-up Areas

The methodology PIR has used to define the built boundary has 4 steps. The first three steps involve a GIS analysis of the primary data to determine the approximate extent of built-up areas in the Greater Golden Horseshoe. Step 4 involves verification and refinement of the built boundary.

Step 1 involves the selection and compilation of the primary data sources. The data used to delineate the built boundary must track the location and amount of new residential units annually over the life of the Growth Plan, be consistently available across the Greater Golden Horseshoe, and be able to identify land use at the parcel level. MPAC land use and OPA parcel data meet these criteria. Year-end 2005 datasets are combined to create an integrated parcel and land-use database to be used in subsequent steps for deriving the built boundary.

In **Step 2**, settlement areas containing over 400 residential units are identified. The 400-unit threshold corresponds approximately with settlement areas that have full municipal servicing and capacity to support intensification and future growth. Later, in Step 4, these settlement areas are further reviewed for suitability to accommodate intensification prior to a final built boundary being delineated.

In **Step 3** the information in the parcel and land-use database is aggregated using a 250m X 250m grid-cell overlay in order to manage the millions of parcel and land-use records. Grid cells containing a majority of land uses that are considered built are used as a starting point for further, detailed refinement in Step 4.

In November 2006, PIR published the *Technical Paper on a Proposed Methodology for Developing a Built boundary for the Greater Golden Horseshoe*, which contained a more

detailed description of Steps 1, 2, and 3 and the grid-cell mapping that resulted from these first three steps. The paper is available on the Places to Grow website at www.ontario.ca/placestogrow. Steps 1, 2, and 3 and the resulting grid-cell mapping have not changed in the final methodology outlined in this paper.

Step 4 involves verification and refinement of the grid-cell mapping, to create a detailed built boundary that can be identified on the ground. The refinement rules originally proposed in the technical paper released in November 2006 have been modified and finalized based on the feedback received. The final refinement step described below has been used to define the proposed final built boundary, which is published in Section 3 of this paper.

Step 4: Refinement of the Grid-cell Mapping to Create a Built Boundary

Step 4 provides a final set of refinement rules to apply to the grid-cell mapping, using a variety of GIS and other data sources such as MPAC and OPA data, orthophotography, building starts and completions, official plan schedules, road networks, and water features to delineate a built boundary that is identifiable on the ground and aligned with roads, water features, and property parcels.

The refinement rules have been revised from those in the *Technical Paper on a Proposed Methodology for Developing a Built Boundary for the Greater Golden Horseshoe*, based on comments received and a test application of the rules.

PIR has worked in consultation with single-, upper- and lower-tier municipalities, as well as stakeholders and other public bodies, to apply these final refinement rules in a consistent manner across the Greater Golden Horseshoe to create a proposed final built boundary.

The following refinement rules are applied in sequence to the built grid-cells generated in Step 3 to create a built boundary for the Greater Golden Horseshoe.

Rule i. Refine settlement areas for which a built boundary will be delineated

In Rule i, the settlement areas identified in Step 2 are further reviewed for suitability to accommodate intensification, prior to delineating a built boundary.

A precise boundary is delineated for those settlement areas, identified in consultation with municipalities, that have full municipal services, will be a focus for intensification, or will accommodate significant future growth.

Undelineated built-up areas for smaller, unserved or partially-served settlement areas, which have limited capacity to accommodate significant future growth, are represented as dots in the maps in Section 3. These settlement areas are typically small towns and hamlets. Since they are not expected to be a focus for intensification, they do not require a delineated built boundary for future monitoring purposes.

The proposed final built boundary is developed for settlement areas identified as such in approved upper- and single-tier official plans. The approved lower-tier official plan is used where no upper-tier official plan exists.

Where two settlement areas are adjacent, functionally connected, and within the same upper- or single-tier municipality, they are considered a single settlement area for the purposes of delineating a built boundary.

Rule ii. Revert from grid-cells to parcels

The grid-cell mapping in Step 3 provides for a coarse identification of built-up areas, and does not follow parcel or road boundaries. In Rule ii, the parcel boundaries are overlaid on the grid cell map and each parcel is categorized as either built or unbuilt. Parcels whose geometric centres fall within built or unbuilt grid-cells are assigned that corresponding built or unbuilt status. The grid-cell structure is then removed, leaving only the OPA parcel fabric with its built and unbuilt attributes as a starting point for further refinement. The outcome of this rule is illustrated in Figure 4.

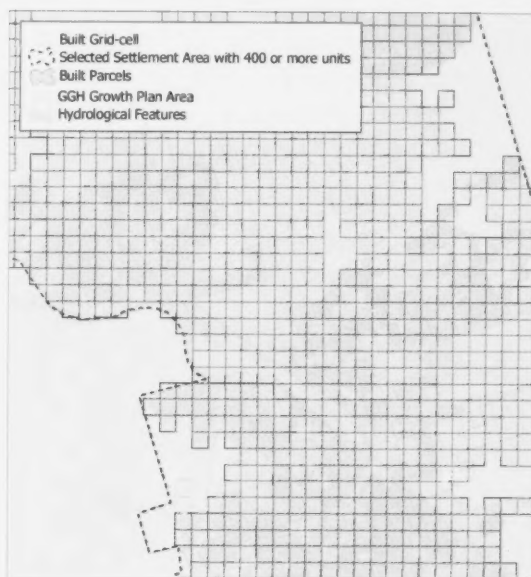


Figure 4: Illustration of built parcels falling within built grid-cells.

Rule iii. Verify land uses of parcels

In this refinement rule, parcels assigned as built but which were known through more detailed local knowledge or data to be unbuilt, are reassigned as unbuilt. MPAC data may have several land uses for a single parcel which results in parcels with predominantly non-urban, unbuilt uses on them appearing as built. Also, some gravel pits, golf courses, campgrounds, private parks, etc. are re-classified as unbuilt if they are considered interim uses by the respective municipality.

Rule iv. Assign all brownfield sites and greyfield sites as built

Brownfield sites or greyfield sites not already identified as built in previous steps are identified through consultation with municipalities and classified as built.

Rule v. Reassign certain unbuilt parcels adjacent to Provincial 400-series highways as built

Unbuilt parcels lying between the built parcel edge and the centre-line of a 400-series provincial highway are reassigned as built, when the distance between the nearest built parcel edge and the centre-line of the highway is less than 1km. Otherwise they are treated as unbuilt.

Figures 5a and 5b below illustrate the application of this refinement rule.



Figure 5a



Figure 5b

Figure 5a shows built and unbuilt parcels adjacent to a 400-series highway. Figure 5b shows all unbuilt parcels lying between built parcels that are within 1km. of the highway classified as built.

Rule vi. Include land uses that are in their final form within the built boundary

Parcels currently occupied by the features or uses listed below are considered built since they are in their final form i.e. not available for redevelopment, and when they are surrounded by or adjacent to built parcels.

- Municipal, federal and provincial parks.
- Existing servicing and community infrastructure such as water and sewage treatment plants, landfills, water towers, cemeteries, school yards, etc.
- Transportation infrastructure such as highway rights-of-way, highway interchanges, canals, airports, rail yards, active railway rights-of-way, docks etc.

Natural heritage features and areas, and flood plains where development is expressly prohibited, and which are completely surrounded by built parcels are also included in the built boundary. Parcels containing natural heritage features and areas and floodplains, and which are almost completely surrounded by built parcels, are also included in some cases for minor rounding-off. The inclusion or exclusion of such features from the built-up area does not signify that they can be built on or redeveloped.

Rule vii. Include recent development prior to Growth Plan effective date

This rule allows for the inclusion of parcels with built structures that existed on June 16, 2006, but which have not been identified in earlier steps (for example parcels that had not yet been assessed by MPAC) to be included if such development was clustered around, or adjacent to other built parcels. Isolated single parcel developments are not generally included.

Structures that had a foundation laid prior to June 16, 2006 are generally considered built. Data supplied by municipalities, including building permits issued prior to June 2006 and MPAC data, are used to determine the status of lands under construction as of June 2006.

However, in cases where PIR is not able to obtain information on the precise location of built structures within a partially-built registered plan of subdivision, the built boundary is drawn to include the entire registered plan if it is estimated by the municipality that the majority of parcels were built prior to June 16, 2006. If it is determined that a minority of parcels were built prior to June 16, 2006, the entire registered plan is excluded from the built boundary.

Figures 6a and 6b illustrate the application of this refinement rule.

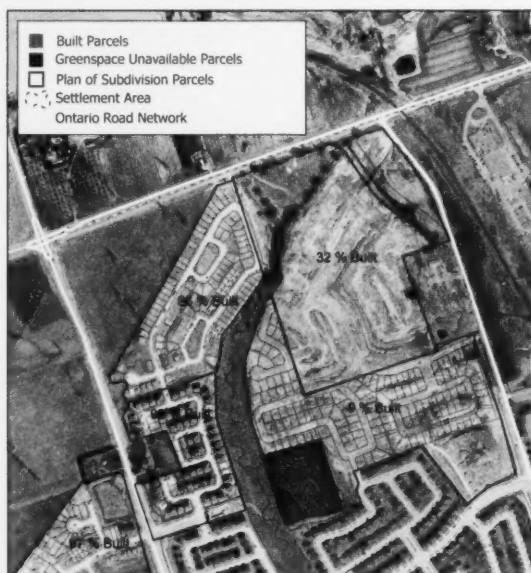


Figure 6a



Figure 6b

Figure 6a shows the built and unbuilt parcels in partially-developed registered plans of subdivision. Figure 6b shows the built boundary including the entire registered plan of subdivision where the majority of the subdivision is built.

Rule viii. Align the built boundary with roads, rail lines, and water features

In this rule, the built boundary is generally aligned with centre-lines of roads in the Ontario Road Network (ORN) dataset, active rail lines, or with the edges of water bodies such as rivers and lakes, if such features lie within 100m of either side of the edge of the outermost built parcel.

If the built boundary is aligned with a road which is a 400-series provincial highway, a canal or waterway, or an active rail line, then the edge of the highway adjacent to the built-up area or highway interchange right-of-way, canal right-of-way, or the active rail right-of-way respectively, is the edge of the built-up area.

Figures 7a and 7b illustrate the application of this refinement rule.



Figure 7a



Figure 7b

Figure 7a shows roads within 100m of built parcels. Figure 7b shows the built boundary is established as the centre-line of the road.

Rule ix. Align the built boundary with parcel edges if no appropriate roads or water features are present

If no roads or water features lie within 100m of the edge of the built parcels, the built boundary is aligned with the edge of the outermost built parcel within the settlement area. Figures 8a and 8b below illustrate the application of this refinement rule.



Figure 8a



Figure 8b

Figure 8a shows built parcels. Figure 8b shows that the parcel boundary serves as the built boundary in the situation where there is no road or water feature within 100m. to align with.

Rule x. Treatment of holes in the built-up area

In order to create a largely contiguous built-up area, groups of unbuilt parcels of less than 37.5 hectares¹ and completely surrounded on all sides by built parcels, are included within the built boundary. All urban growth centres are included within the built boundary. Larger vacant areas, greater than 37.5 hectares, remain as greenfield “holes” within the built boundary. In a very limited number of instances, some smaller holes also remain where a municipality considers these areas to be a greenfield rather than built-up area. Figures 9a and 9b below illustrate the application of this refinement rule.



Figure 9a

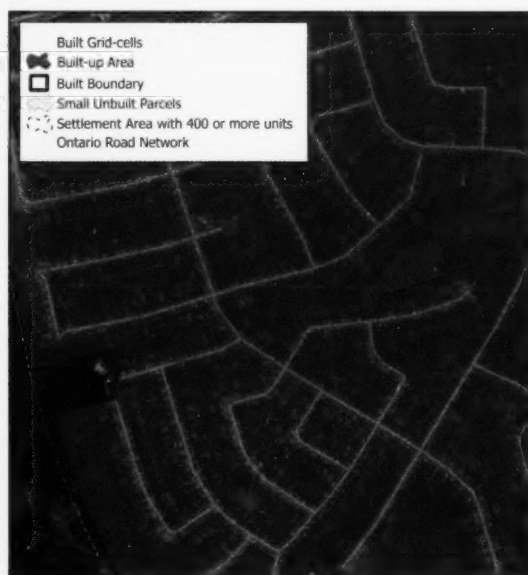


Figure 9b

Figure 9a shows unbuilt areas less than 37.5 hectares surrounded by built areas. Figure 9b shows the built boundary which includes unbuilt areas.

¹ Area of 6 grid cells as outlined in the *Technical Paper on a Proposed Methodology for Developing a Built Boundary for the Greater Golden Horseshoe*.

Rule xi. Limit the built boundary to the settlement area boundary

The built boundary must lie within a municipal settlement area boundary. On the ground, individual built parcels may extend beyond settlement area boundaries. In such circumstances those parcels are excluded from the built boundary. Generally, the built boundary follows road centre-lines, water feature edges, and property parcel boundaries, and not the settlement area boundary.

Where the settlement area is defined conceptually in a municipal official plan, and not as an identifiable line, PIR has worked with the municipality to limit the built boundary to within the approximate extent of the settlement area.

SECTION 3.

Proposed Final Built Boundary Maps

The following section provides maps of the proposed final built boundary for each upper- and single-tier municipality in the Greater Golden Horseshoe. Maps for all upper- and single-tier municipalities are provided at the same scale.

First Nations reserve lands are not subject to Ontario's land use planning system and First Nations reserve lands are not in the Growth Plan area. Mapping for First Nations reserve lands is based on the "Ontario Indian Reserves 2006 Update" dataset from the Land Information Ontario database of the Ministry of Natural Resources, and is current to June 16, 2006.

The proposed final built boundary consists of delineated built-up areas and undelineated built-up areas.

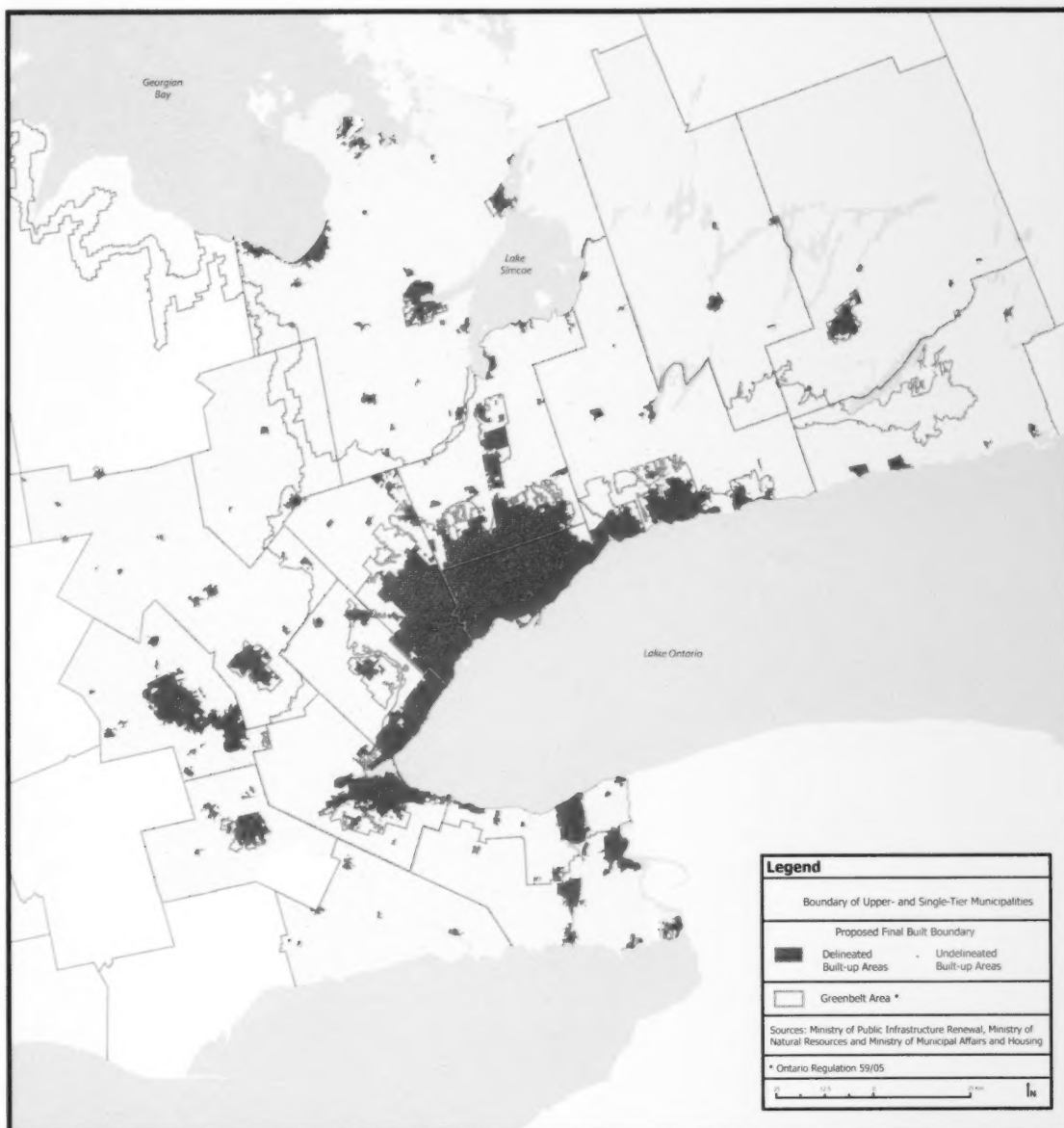
A precise boundary is delineated for those settlement areas, identified in consultation with municipalities, that have full municipal services, will be a focus for intensification, or will accommodate significant future growth.

Undelineated built-up areas for smaller, unserviced or partially-serviced settlement areas, which have limited capacity to accommodate significant future growth, are represented as dots. These settlement areas are typically small towns and hamlets.

The proposed final built boundary is developed for settlement areas identified as such in approved upper- and single-tier official plans. The approved lower-tier official plan is used where no upper-tier official plan exists.

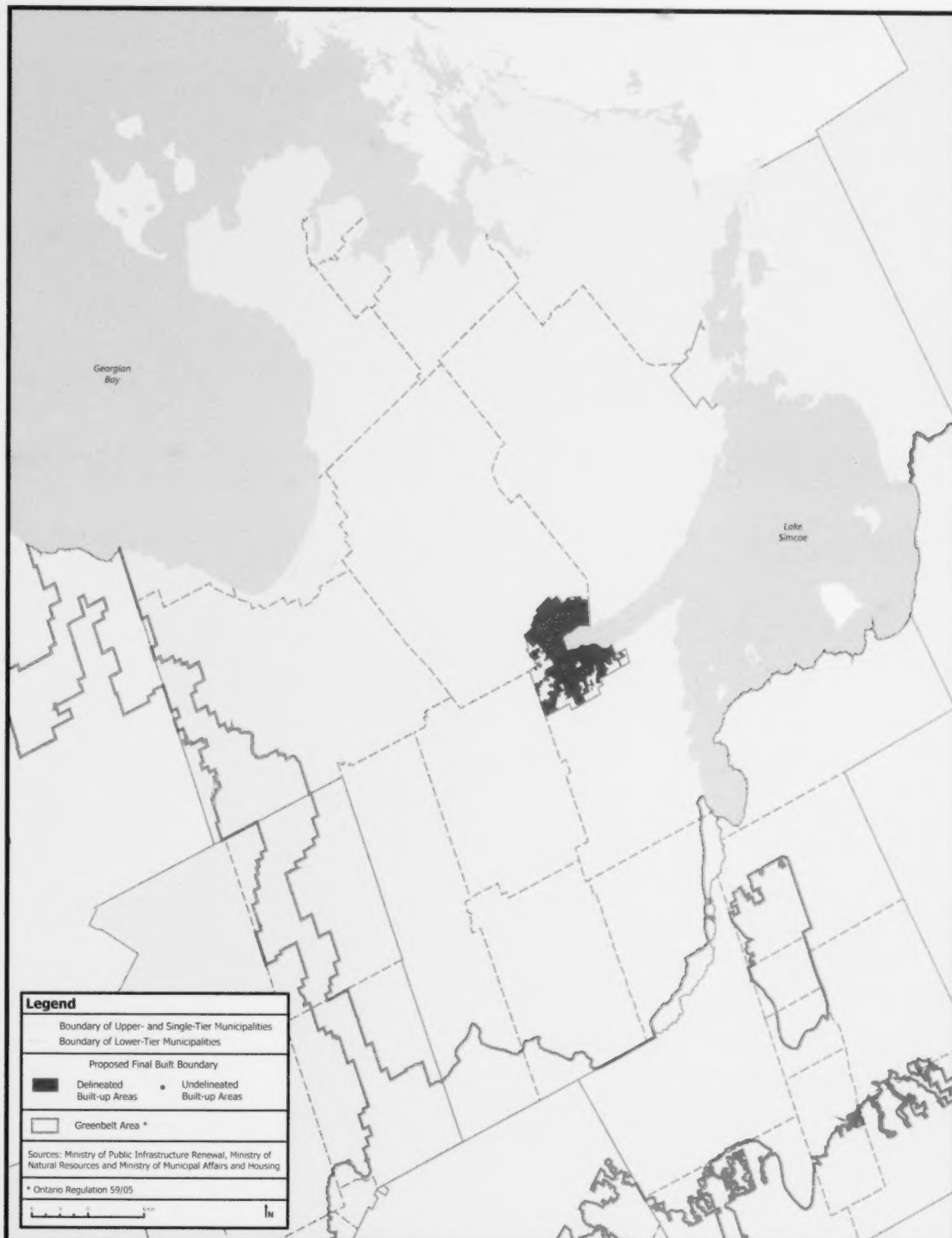
The proposed final built boundary is being released for use in implementing the *Growth Plan for the Greater Golden Horseshoe, 2006*. Any detailed questions or comments on the location of or refinements to the proposed final built boundary should be brought to the attention of the Ministry of Public Infrastructure Renewal. A final built boundary as well as a full methodology will be released once all necessary refinements are complete. Once issued, the final built boundary must be used in implementing the Growth Plan.

A PDF copy of each map is available on the Places to Grow website at www.ontario.ca/placestogrow



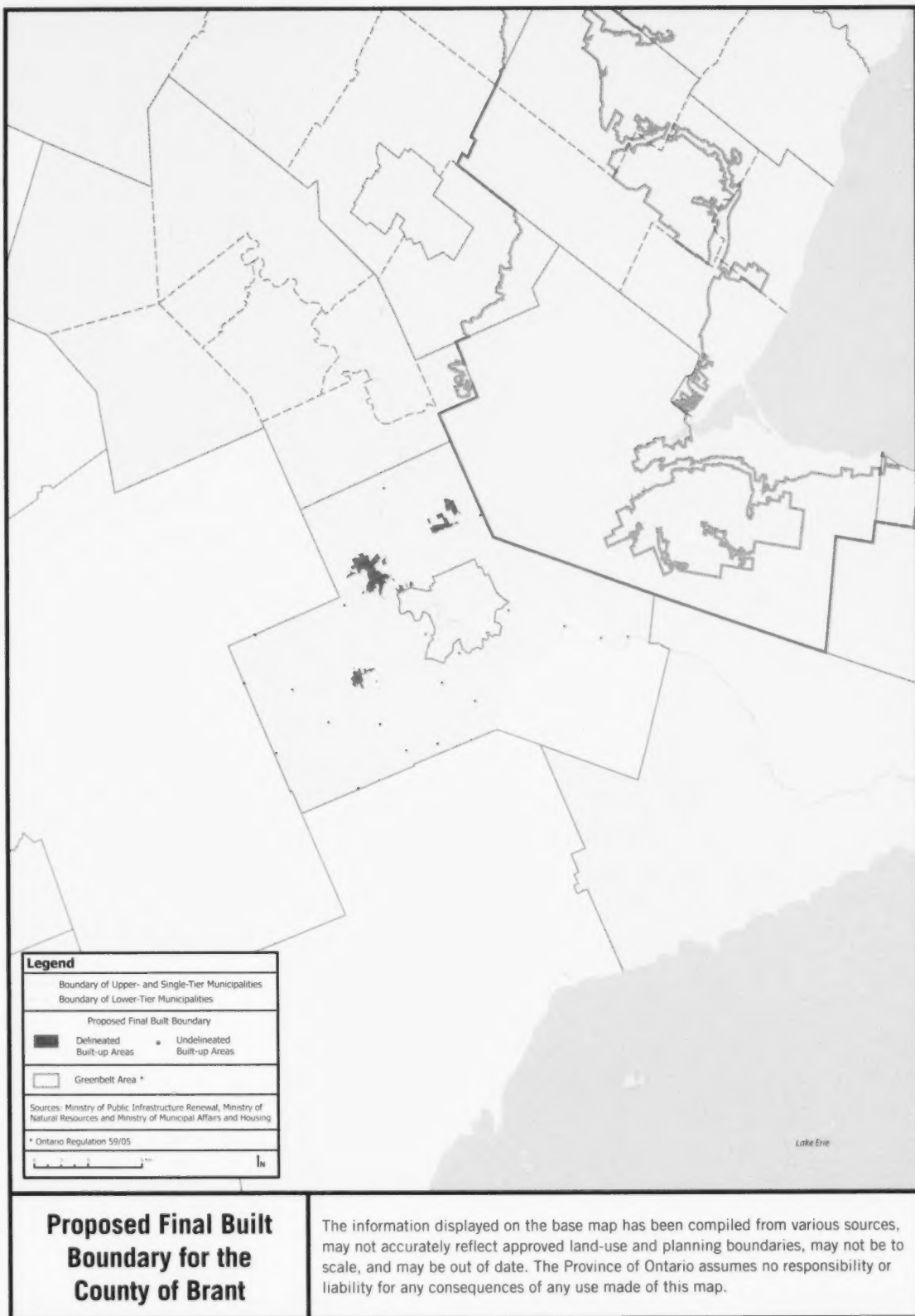
Proposed Final Built Boundary for the Greater Golden Horseshoe

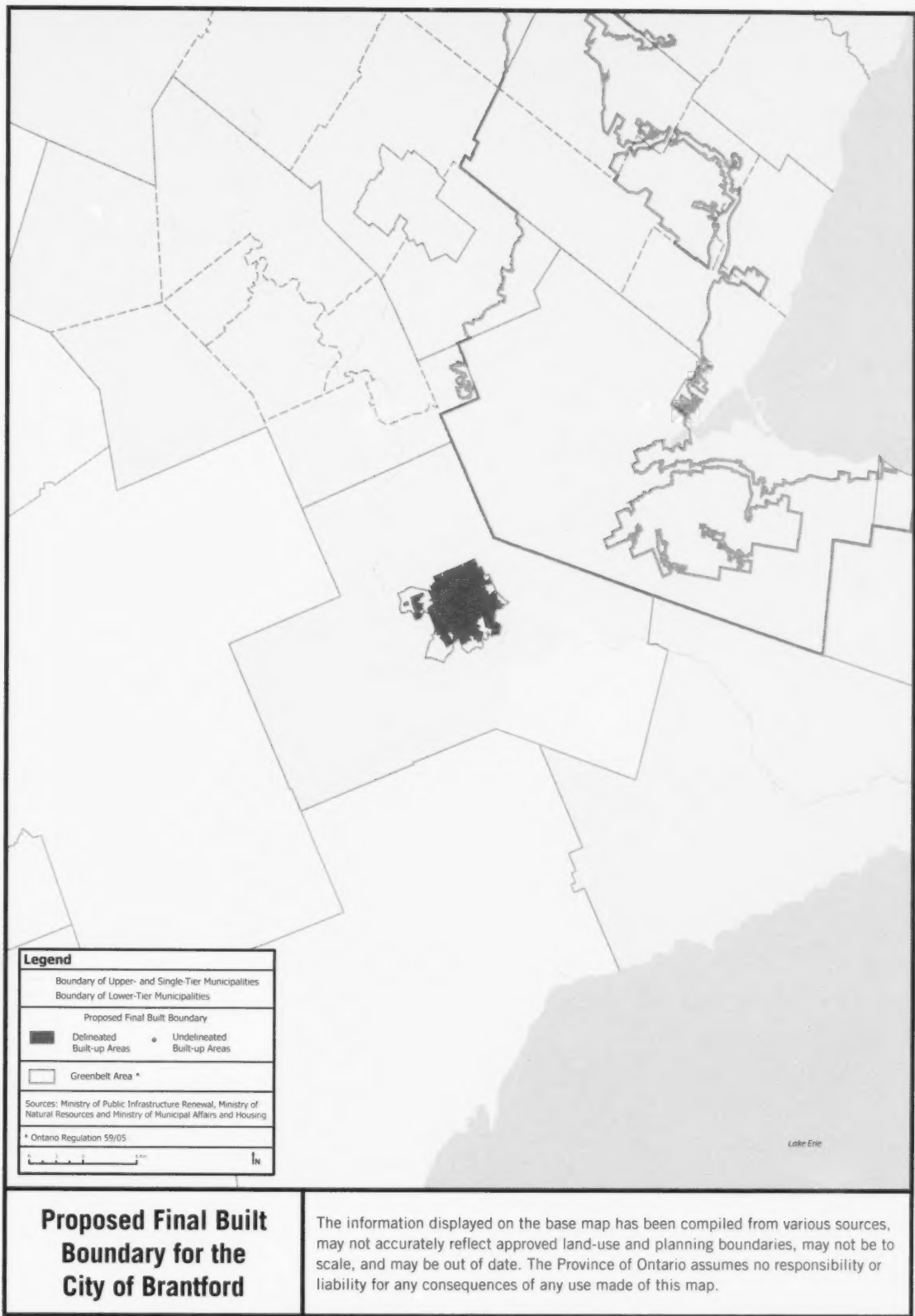
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Proposed Final Built Boundary for the City of Barrie

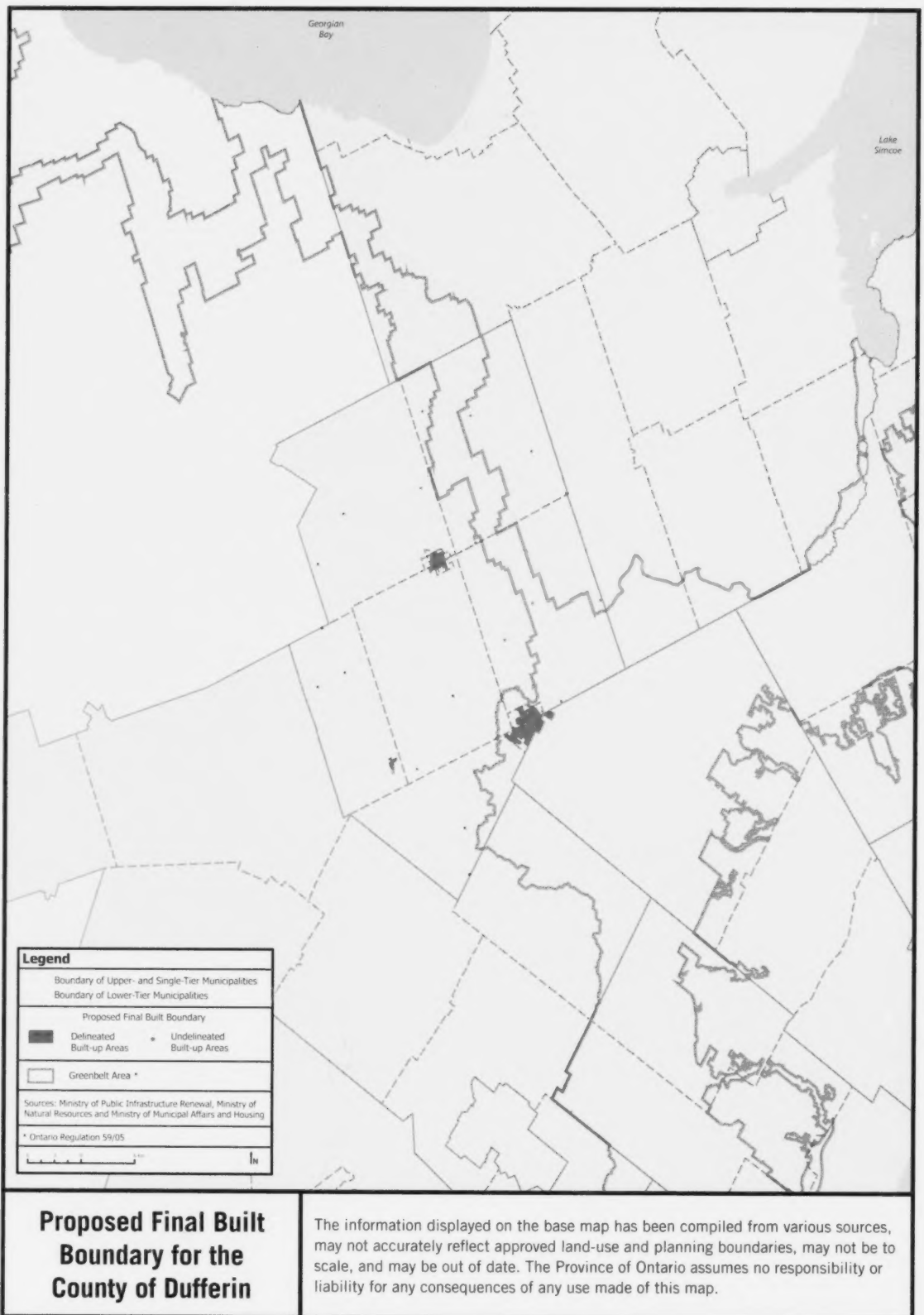
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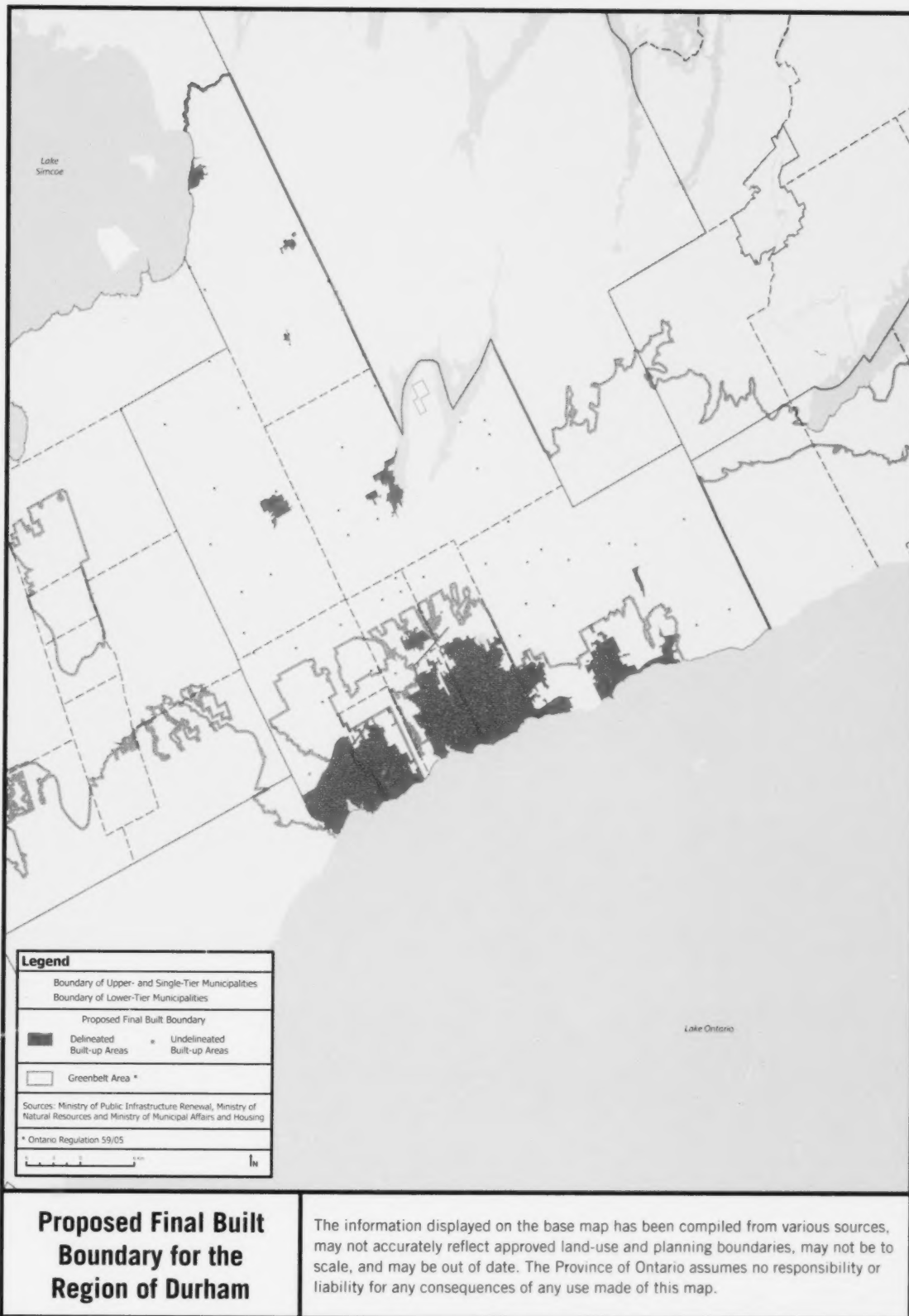


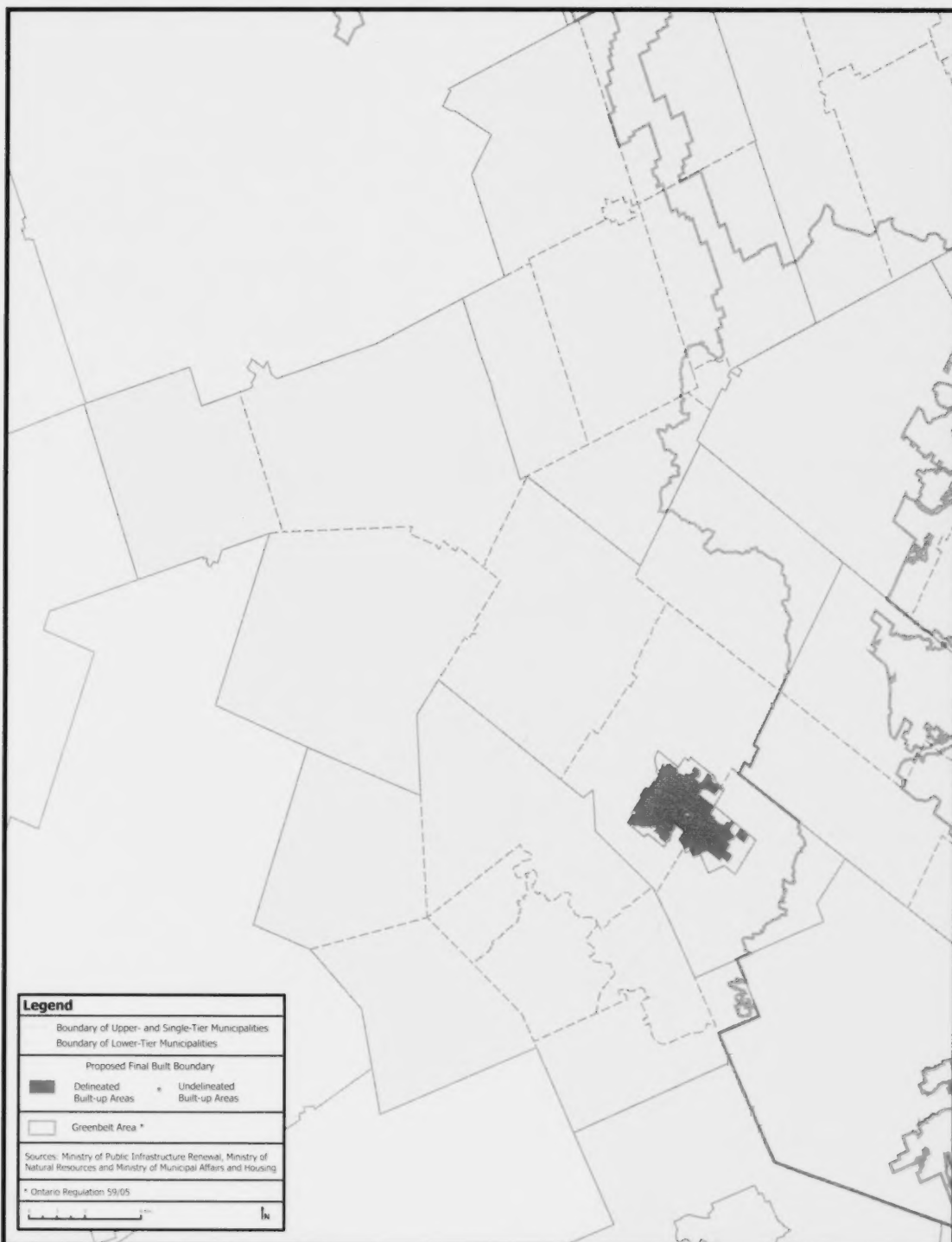


Proposed Final Built Boundary for the City of Brantford

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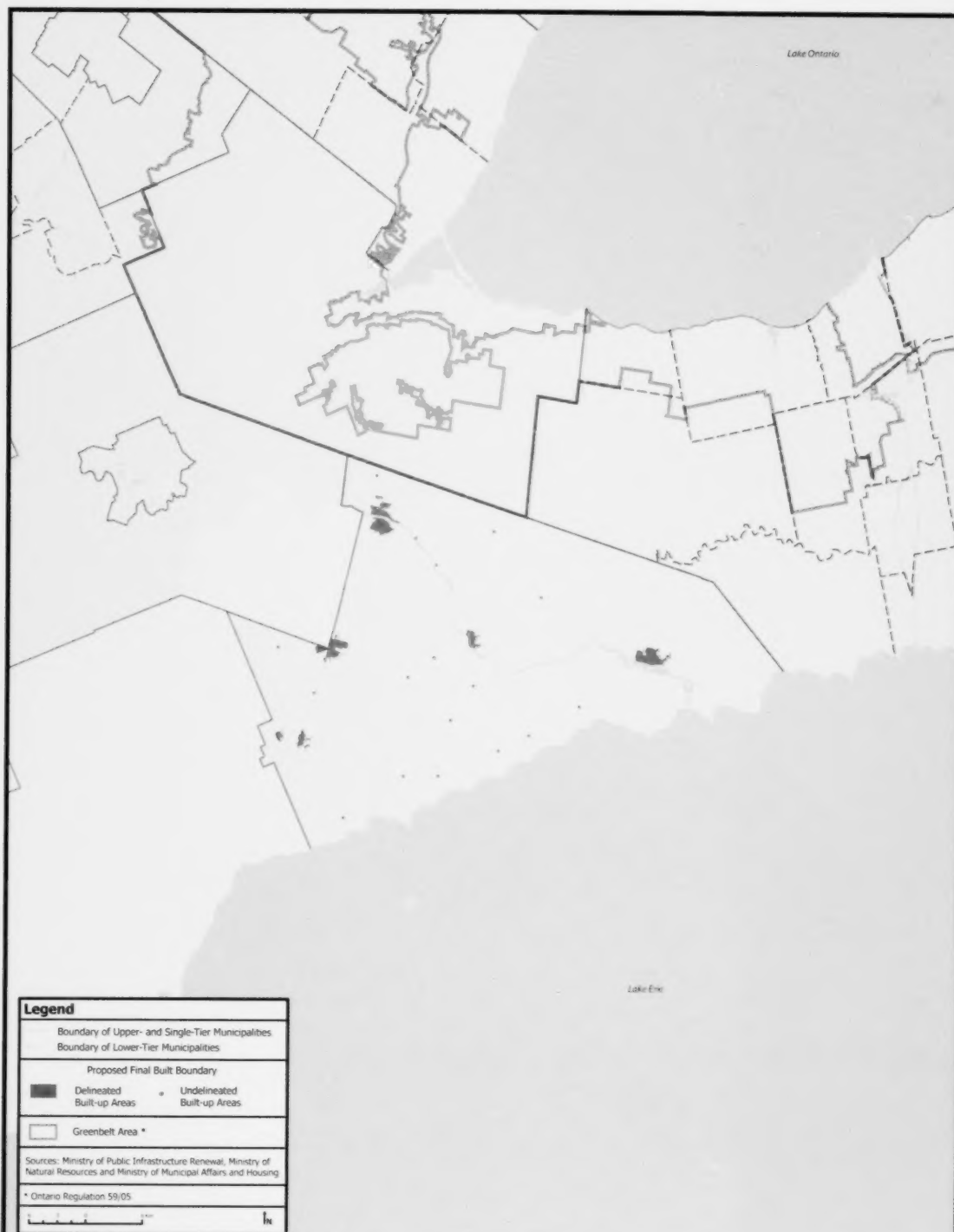






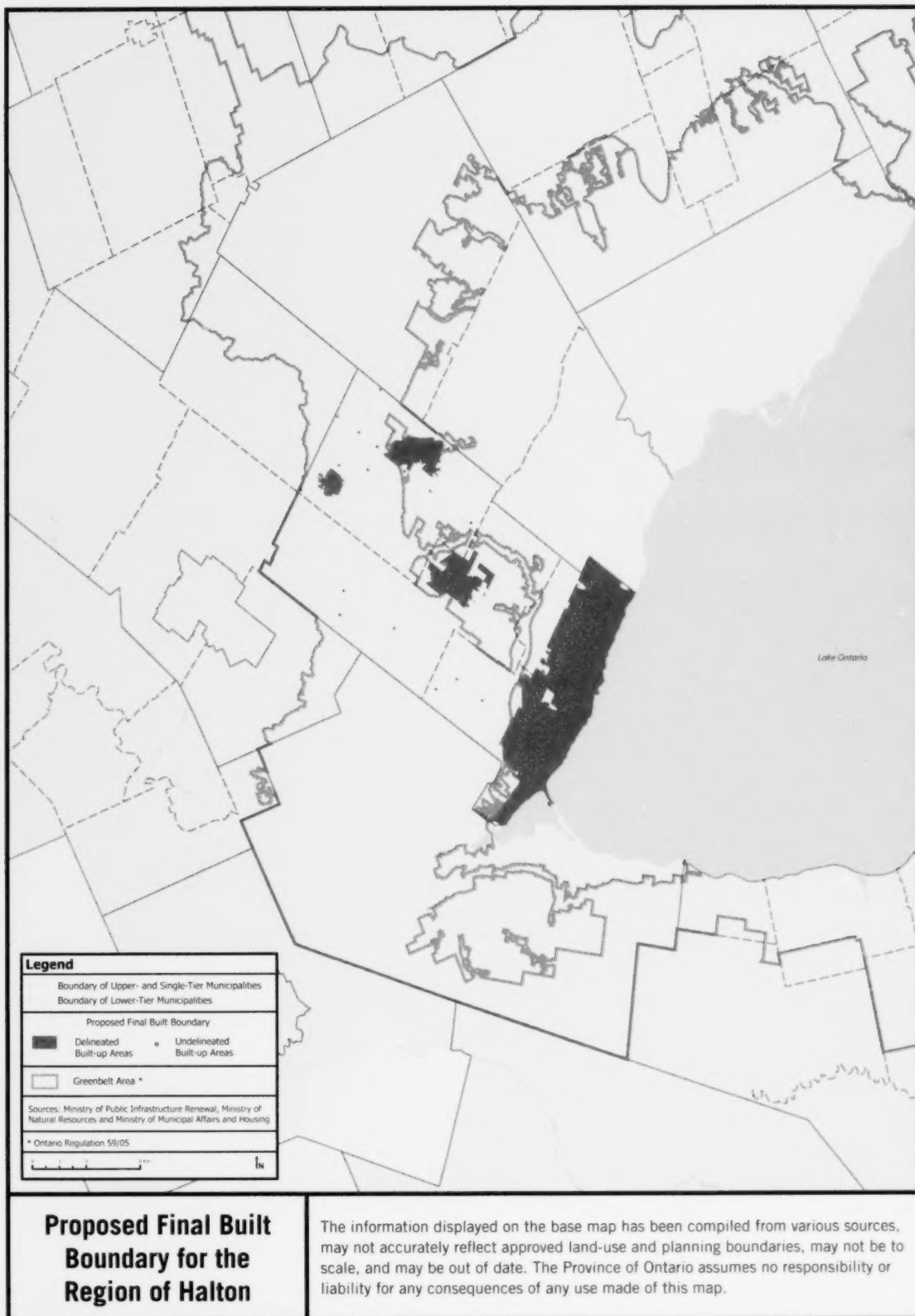
Proposed Final Built Boundary for the City of Guelph

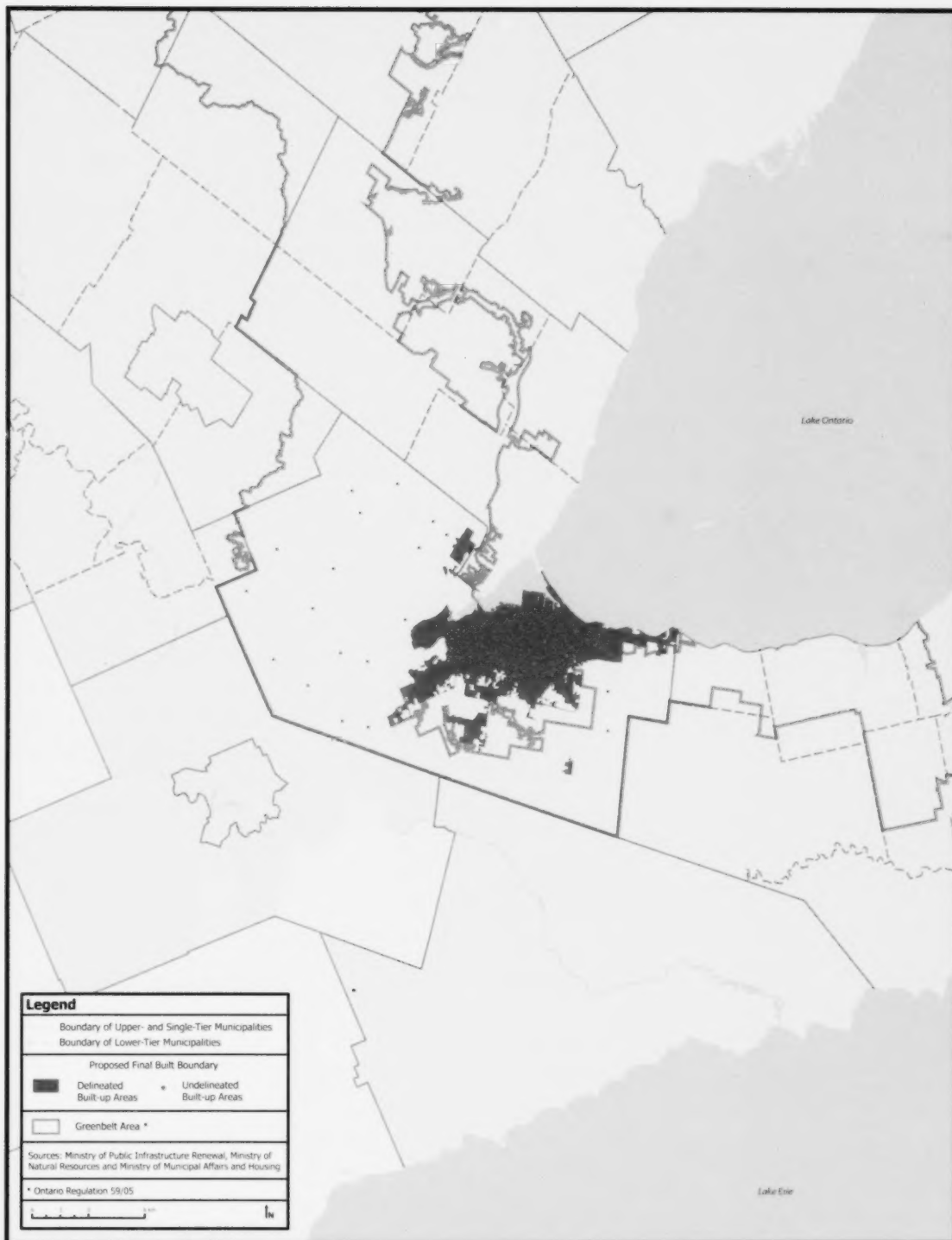
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Proposed Final Built Boundary for the County of Haldimand

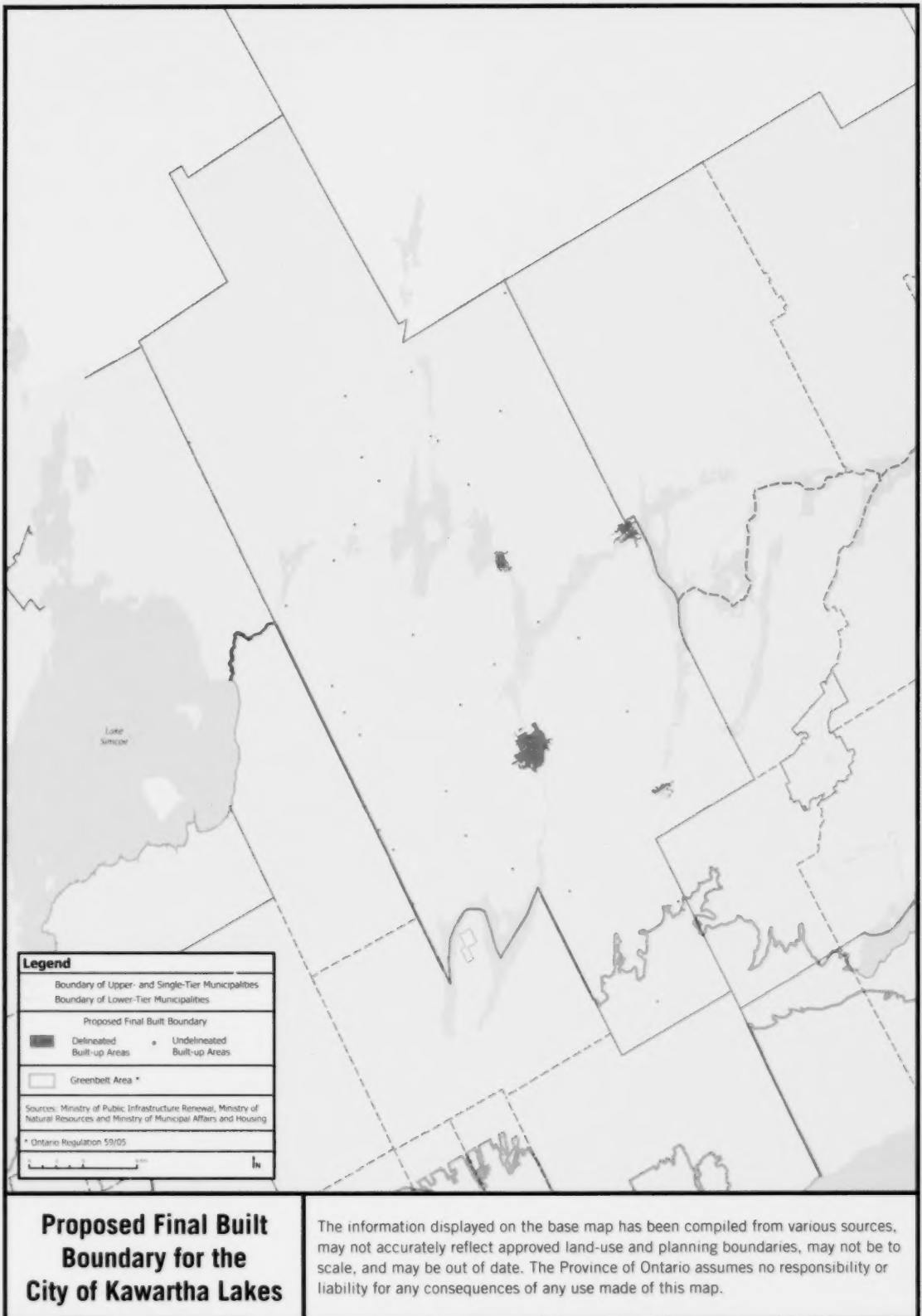
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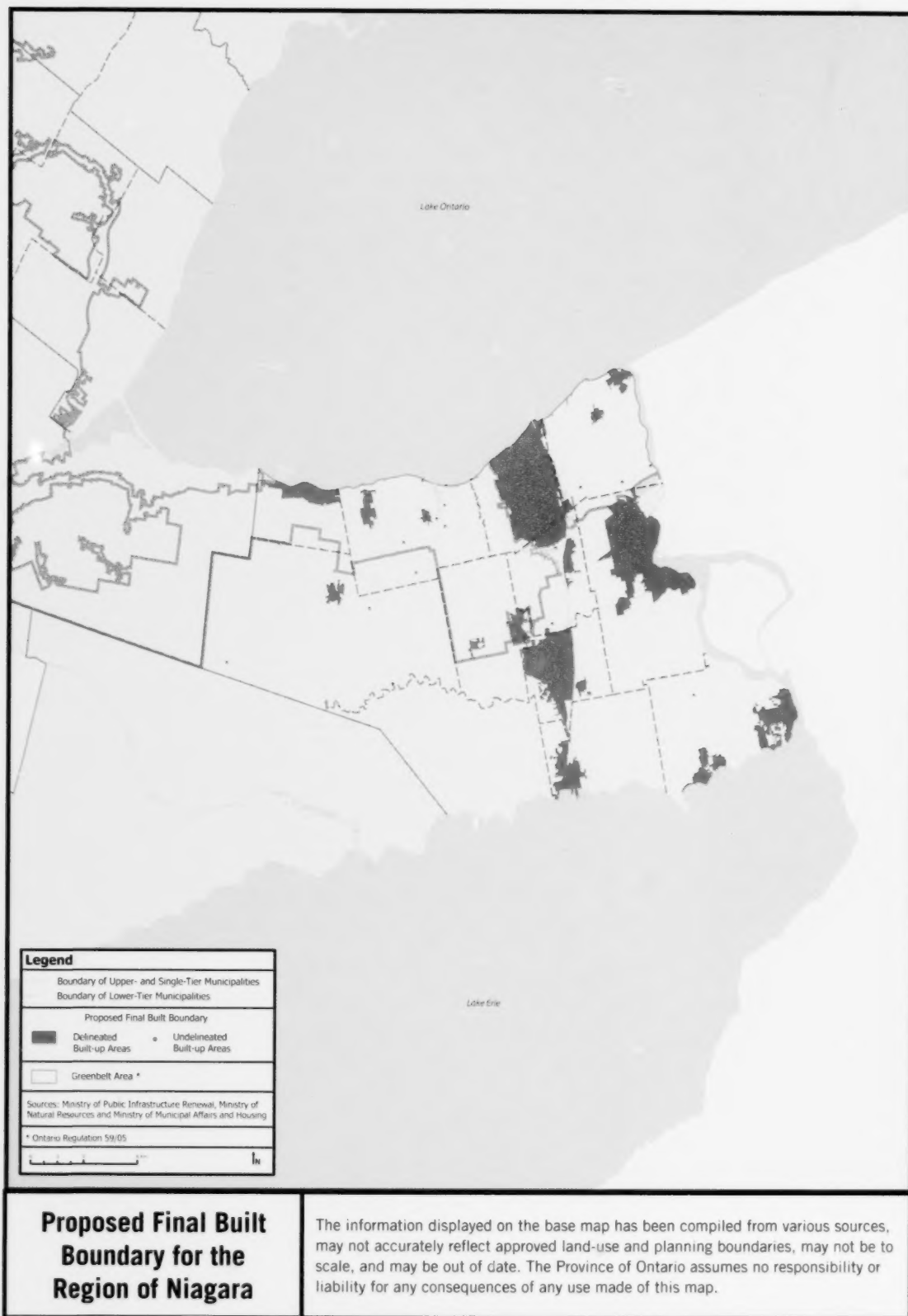




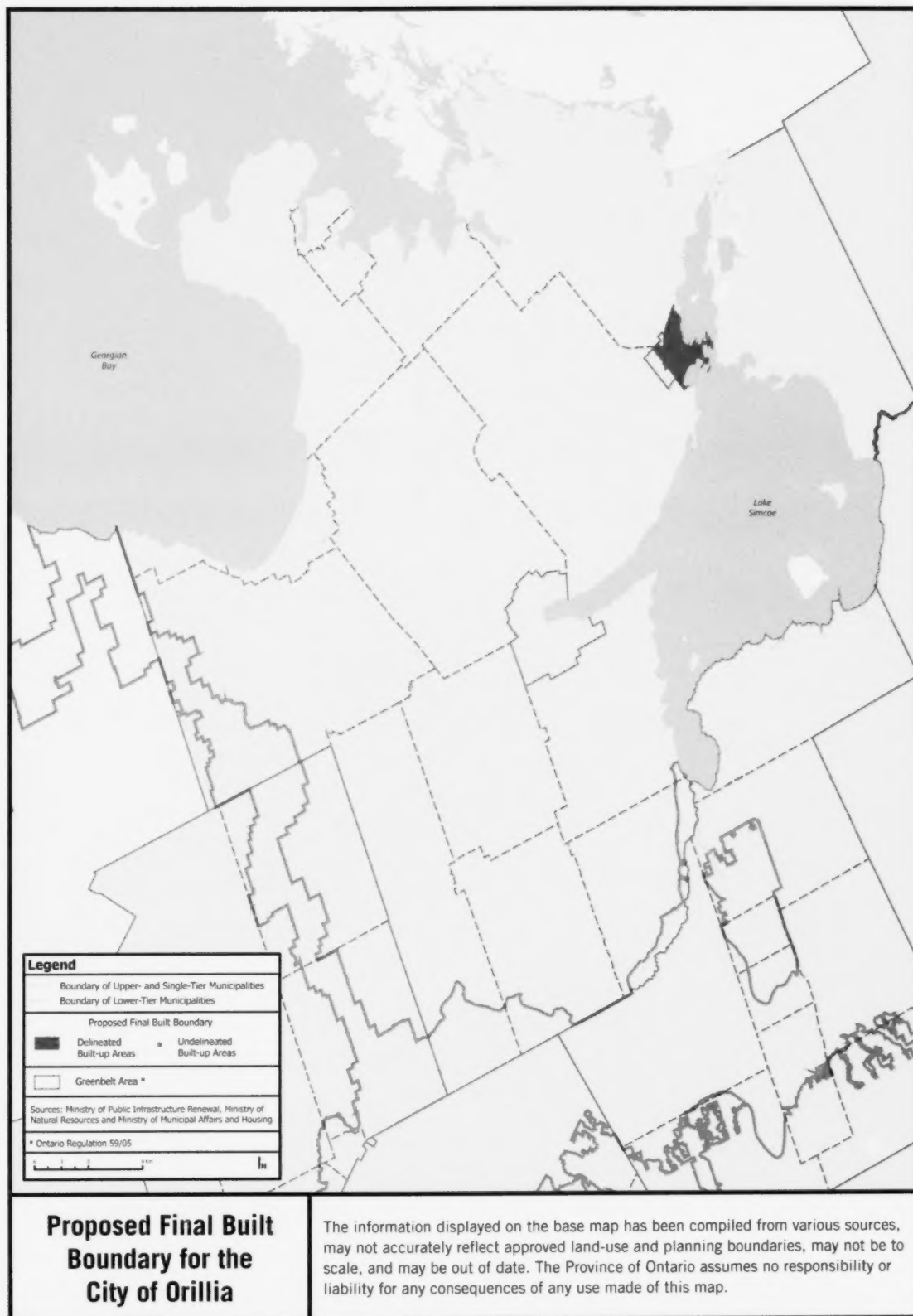
Proposed Final Built Boundary for the City of Hamilton

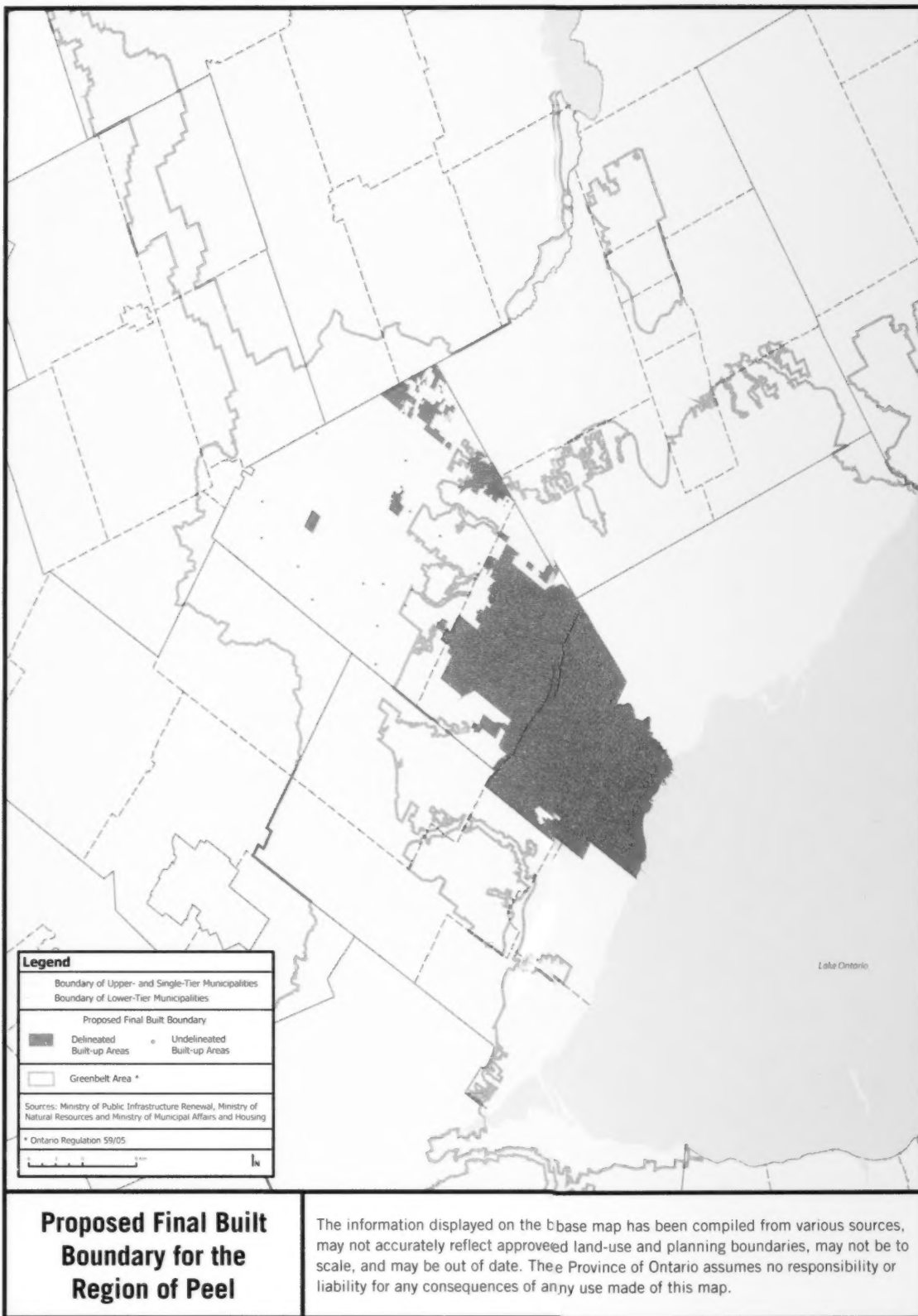
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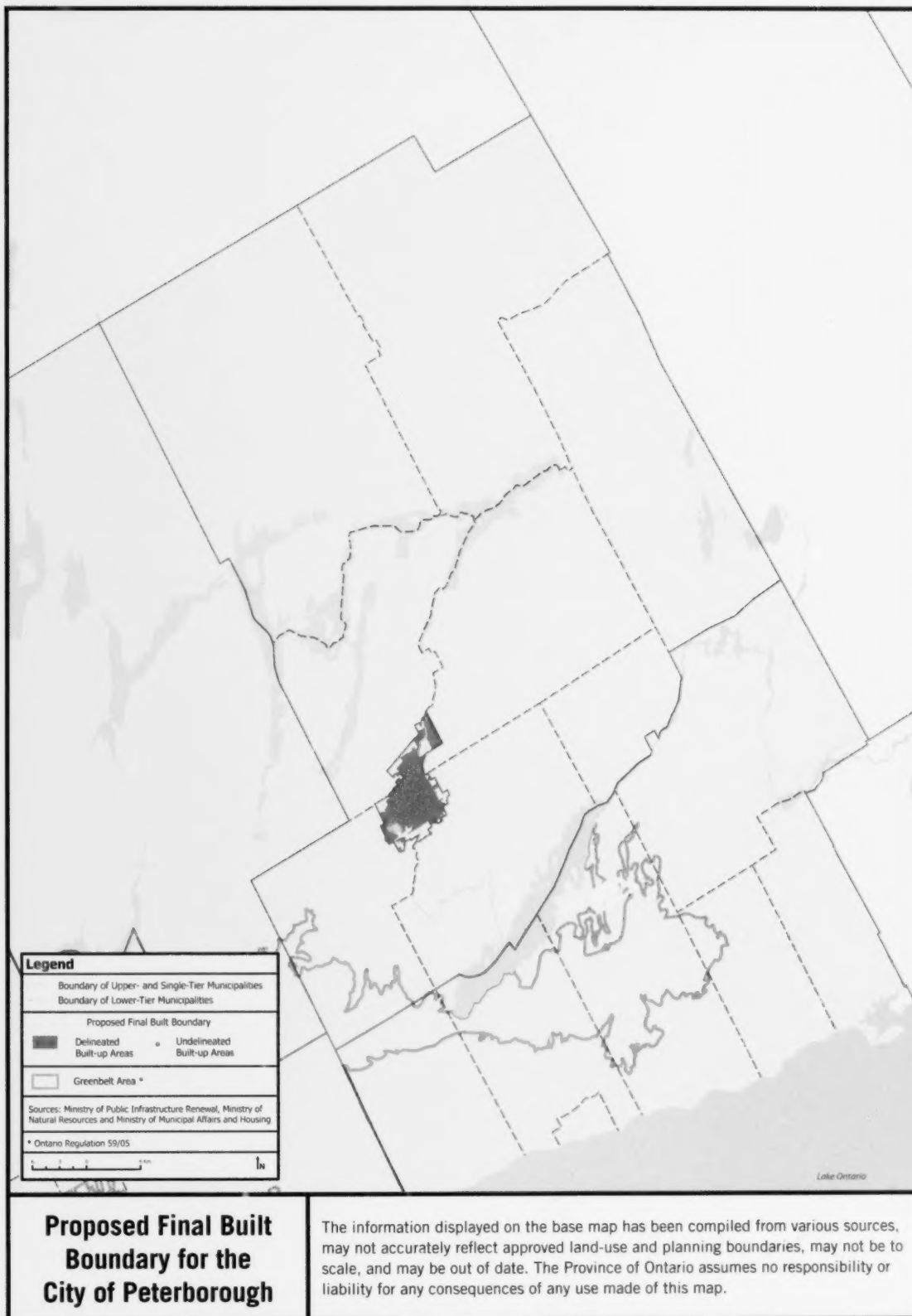


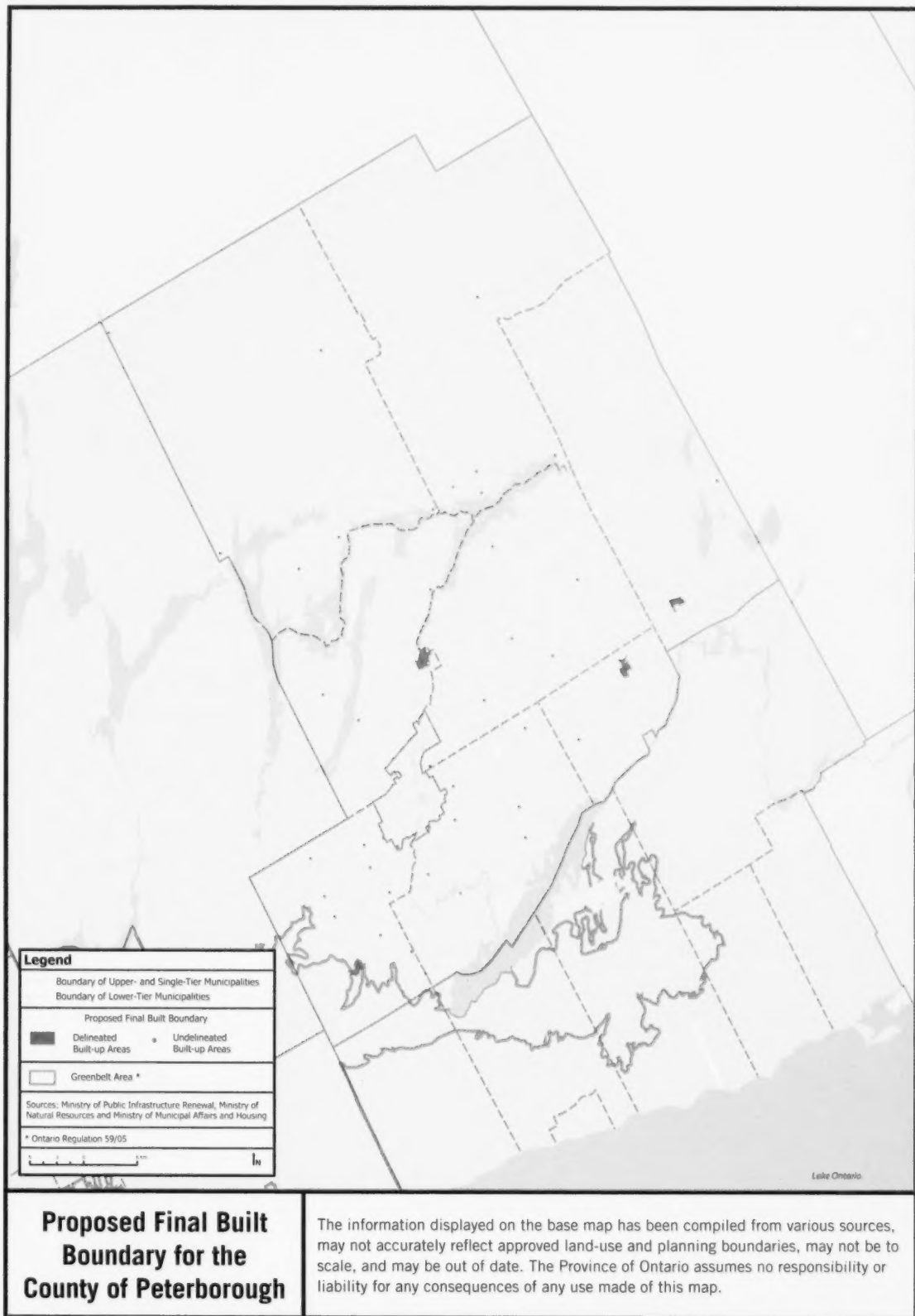


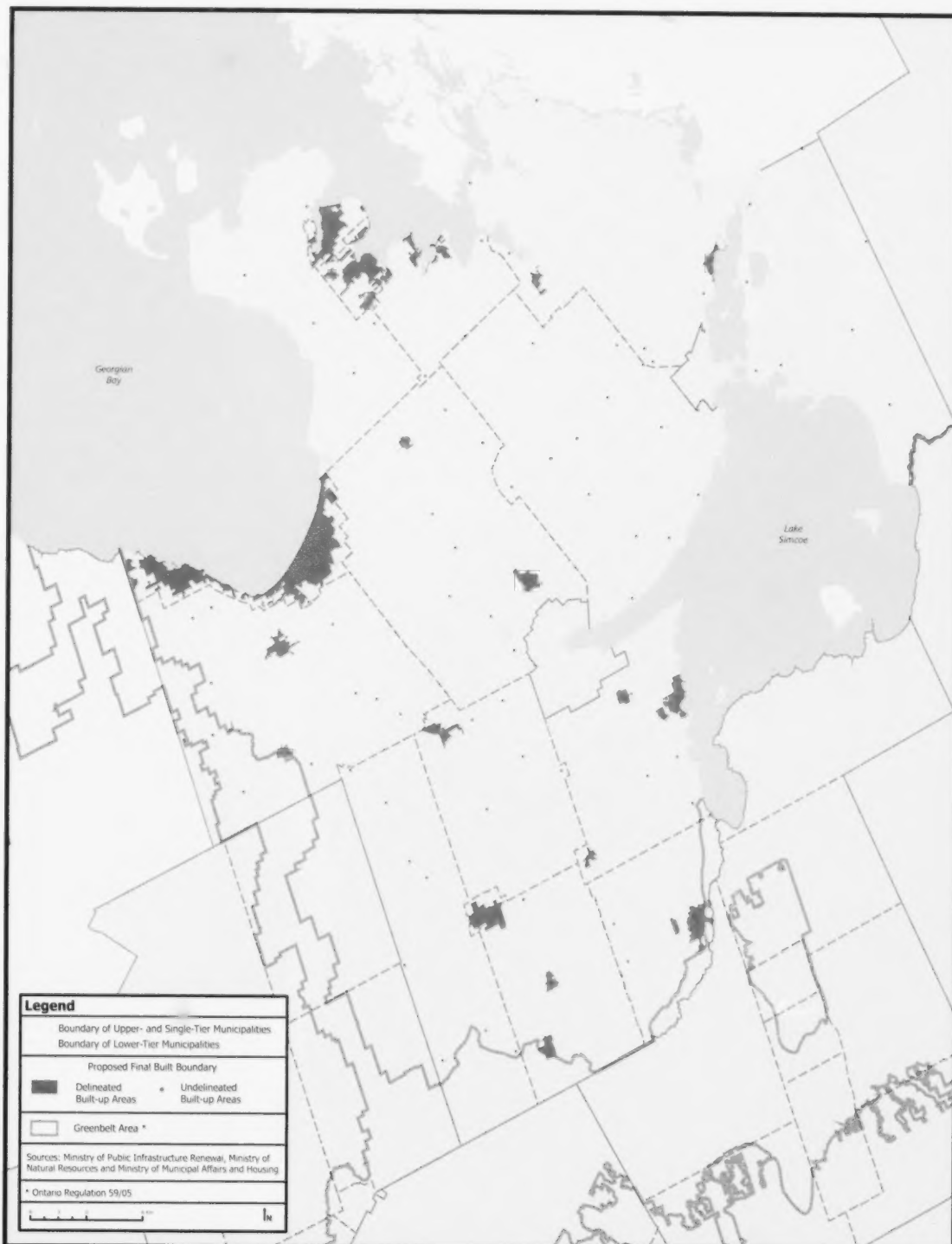






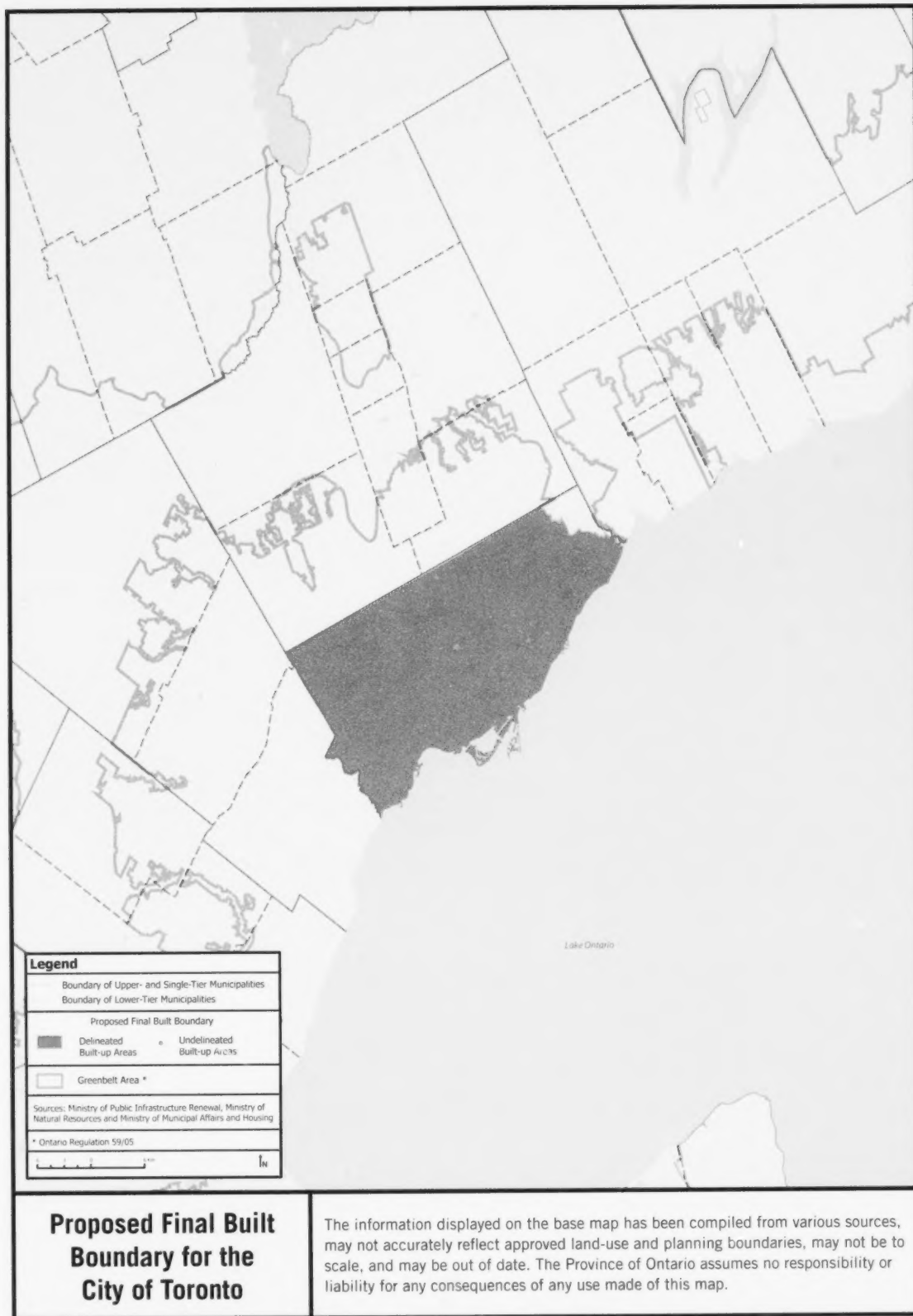


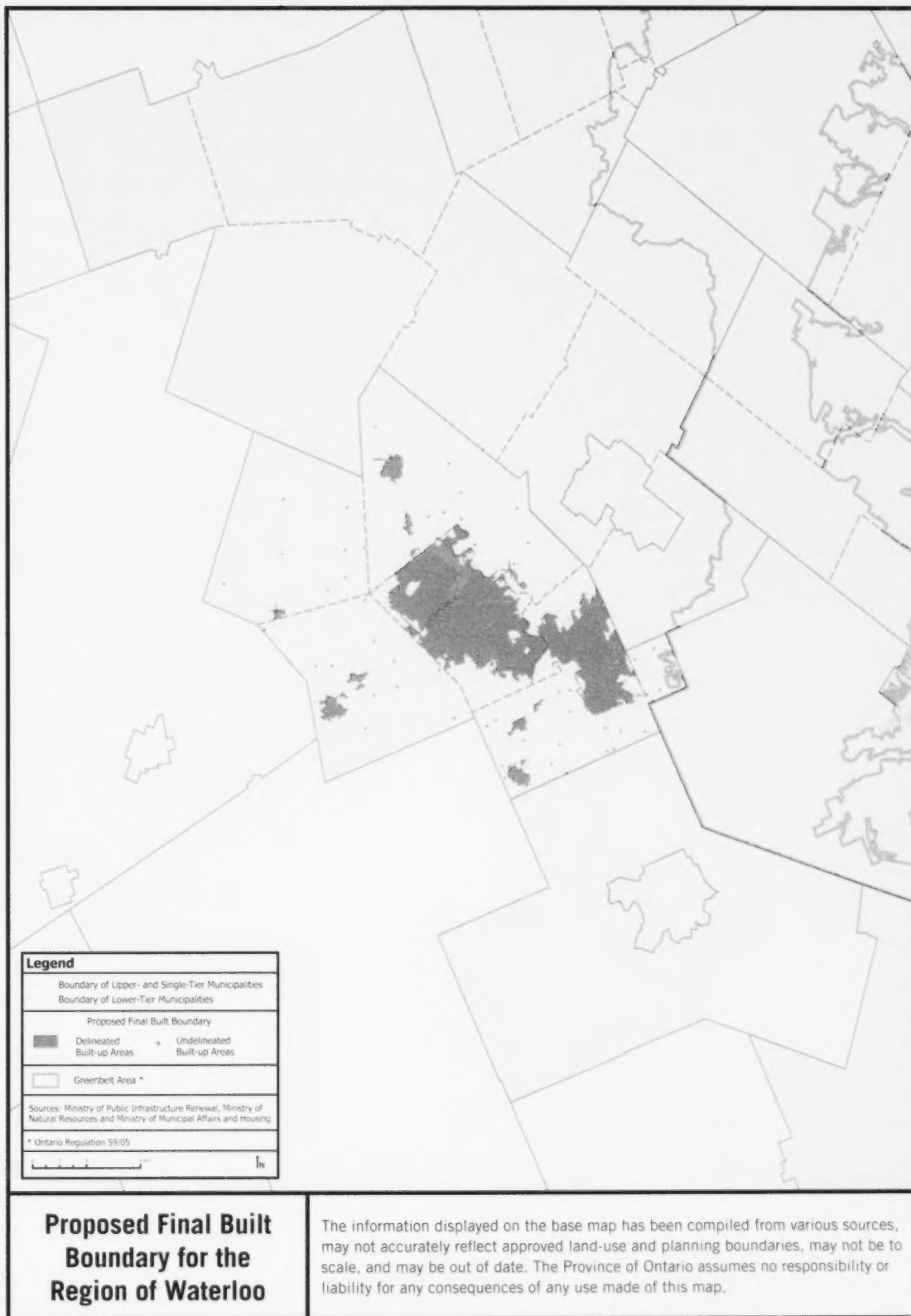


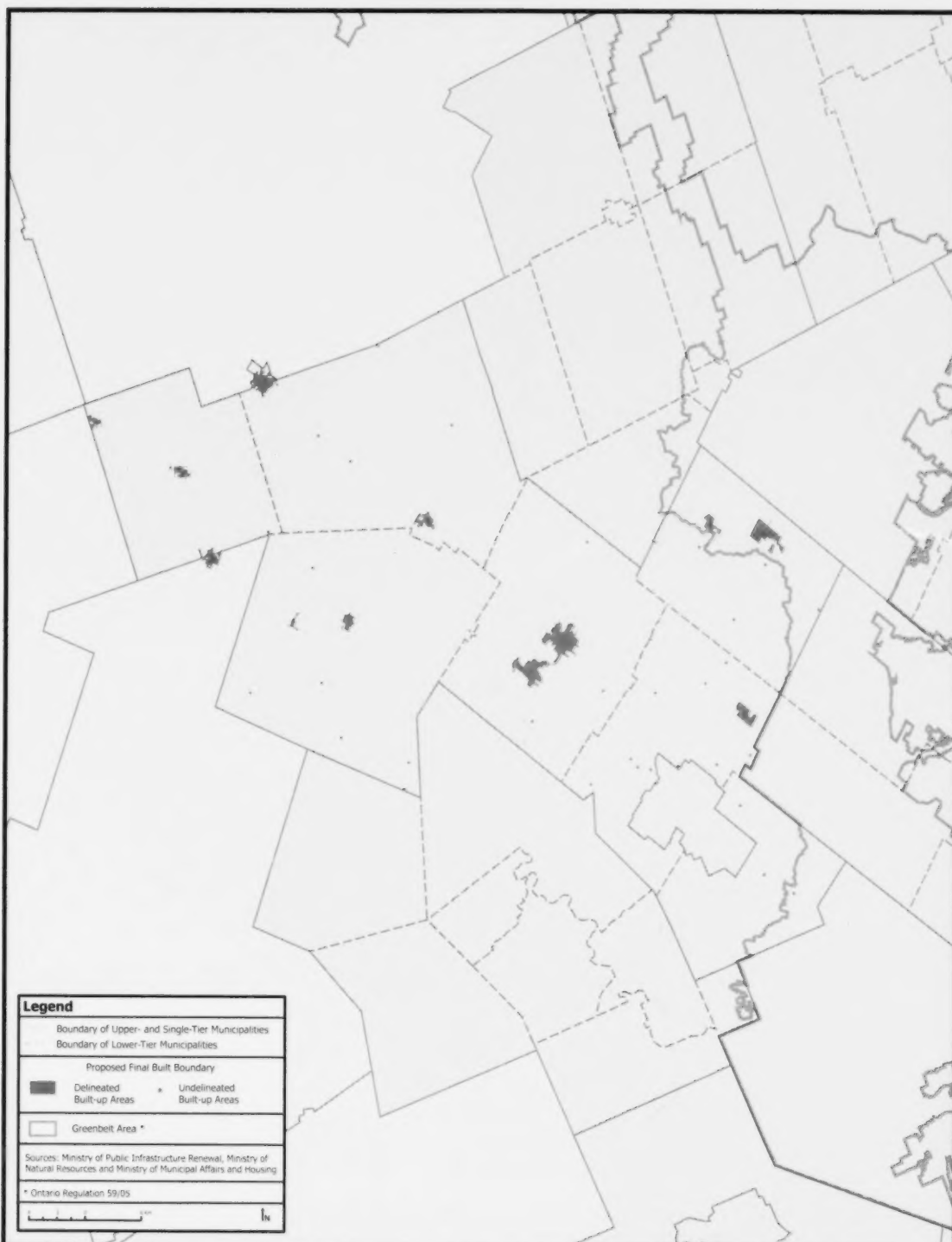


Proposed Final Built Boundary for the County of Simcoe

The information displayed on the base map has been compiled from various sources, may not accurately reflect approved land-use and planning boundaries, may not be to scale, and may be out of date. The Province of Ontario assumes no responsibility or liability for any consequences of any use made of this map.

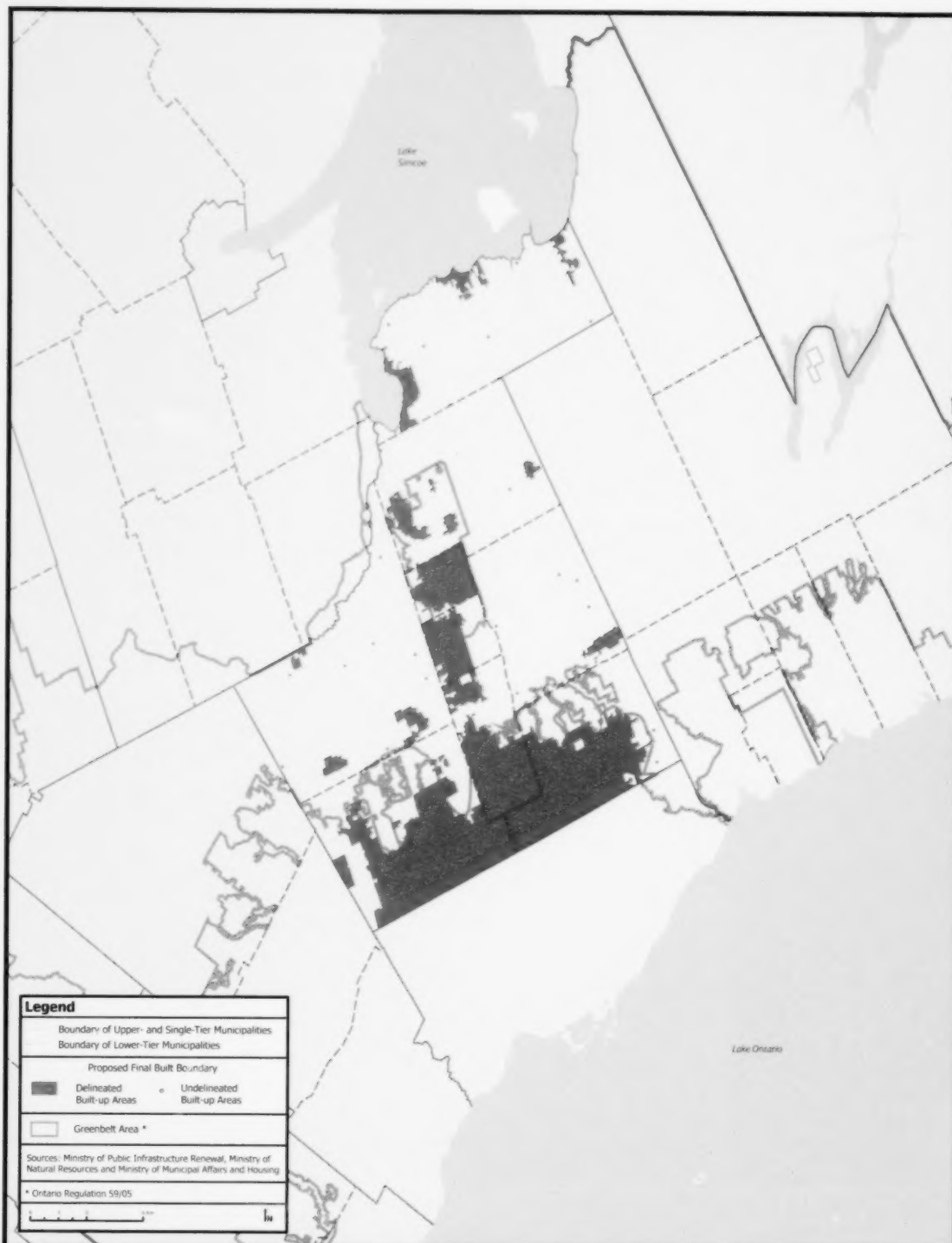






Proposed Final Built Boundary for the County of Wellington

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Proposed Final Built Boundary for the Region of York

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SECTION 4.

Next Steps to Finalize the Built Boundary

This paper describes the final methodology to define a built boundary for the *Growth Plan for the Greater Golden Horseshoe, 2006*. The paper also includes maps of the proposed final built boundary derived using this methodology, for each upper- and single-tier municipality in the Greater Golden Horseshoe.

The proposed final built boundary is being released for use in implementing the *Growth Plan for the Greater Golden Horseshoe, 2006*. Any detailed questions on the location of or refinements to the proposed final built boundary should be brought to the attention of the Ministry of Public Infrastructure Renewal at the address below:

Ron Glenn
Manager, Growth Planning and Analysis
Ministry of Public Infrastructure Renewal
Ontario Growth Secretariat
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Toronto, ON, M5G 2E5

Fax: 416-325-7403
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For more information please call our toll-free line at 1-866-479-9781.

A final built boundary as well as the full methodology will be published once all necessary refinements are complete.

SECTION 5.

Definitions

The definitions of the following words used in this document have the same meaning and definition as in the *Growth Plan for the Greater Golden Horseshoe, 2006*.

Brownfield Sites

Undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built-up Area²

All land within the built boundary.

Built Boundary²

The limits of the developed urban area as defined by the Minister of Public Infrastructure Renewal in accordance with Policy 2.2.3.5 [in the *Growth Plan for the Greater Golden Horseshoe, 2006*].

Density Target

The density target for urban growth centres is defined in Policies 2.2.4.5 and 2.2.4.6 [in the *Growth Plan for the Greater Golden Horseshoe, 2006*].

The density target for designated greenfield areas is defined in Policies 2.2.7.2, 2.2.7.3 and 2.2.7.5 [in the *Growth Plan for the Greater Golden Horseshoe, 2006*].

Designated Greenfield Area

The area within a settlement area that is not built-up area. Where a settlement area does not have a built boundary, the entire settlement area is considered designated greenfield area.

Geographic Information System (GIS)

A computer system designed to allow users to collect, manage and analyze large volumes of spatially referenced information and associated attribute data.

² The built boundary consists of delineated and undelineated built-up areas.

Greater Golden Horseshoe

The geographic area designated as the Greater Golden Horseshoe growth plan area in Ontario Regulation 416/05.

Grid-cell

The 250m X 250m square used to manage, group and aggregate land-use and parcel records for the purpose of analyzing and identifying built areas in the methodology outlined in this paper.

Greyfields

Previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that may be underutilized, derelict or vacant.

Intensification

The development of a property, site or area at a higher density than currently exists through:

- a. redevelopment, including the reuse of brownfield sites;
- b. the development of vacant and/or underutilized lots within previously developed areas;
- c. infill development; or
- d. the expansion or conversion of existing buildings.

Intensification Target

The intensification target is as established in Policies 2.2.3.1, 2.2.3.2, 2.2.3.3, and 2.2.3.4 [in the *Growth Plan for the Greater Golden Horseshoe, 2006*].

Parcel

The boundary polygon defining the extents of an individual property as identified and recorded by Teranet Inc. and obtained for this analysis through the Ontario Parcel Alliance.

Redevelopment

The creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.

Residential unit

A dwelling as identified by the Municipal Property Assessment Corporation for which assessment records are maintained.

Settlement Areas

Urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) where:

- a. development is concentrated and which have a mix of land uses; and
- b. lands have been designated in an official plan for development over the long term planning horizon provided for in the Provincial Policy Statement, 2005. Where there are no lands that have been designated over the long-term, the settlement area may be no larger than the area where development is concentrated.

Urban Growth Centres

Locations set out in Schedule 4 [of the *Growth Plan for the Greater Golden Horseshoe, 2006*]. Urban Growth Centres will be delineated pursuant to Policies 2.2.4.2 and 2.2.4.3 [in the *Growth Plan for the Greater Golden Horseshoe, 2006*].

For specific policies, please refer to the *Growth Plan for the Greater Golden Horseshoe, 2006* which can be found at www.ontario.ca/placestogrow.



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